

CITIZEN'S ADVISORY COMMITTEE
July 29, 2026
Regular Meeting

Members Present

Lorenzo Garza-Chairman
Zoreida Lopez
Clarisa Y. Rios
Monika Rosales-Flores
Roxanne Mendez
Ruben Davila Lozano

Member Absent

Emigdio Villanueva Jr.-Vice Chairman
Berenice Gonzalez
Marsha Terry

Staff Present

Michael J. Elizalde
Monica M. Gonzalez
Martha L. Lopez
Esther G. Rivera

Call Public Meeting to Order and Establish Quorum

The meeting was called to order by Chairman Garza at 6:00 p.m. Roll was taken by Ms. Rivera, who reported that five members were present. With a quorum established, the meeting proceeded as scheduled.

Citizen Participation

Chairman Garza invited any citizens present to address the Board regarding items on the agenda or other concerns. No citizens were in attendance, and no public comments were received. Chairman Garza then proceeded to the next agenda item.

Discussion and Possible Action on Matters Related on the Approval of Minutes to the Approval of Minutes for Regular Meeting held on July 1,2026.

Chairman Garza asked the members if they had reviewed the minutes to the approval of minutes for regular meeting held on July 1,2026. Following a brief discussion, Chairman Garza requested a motion for, approval. Ms. Lopez moved to approve of the minutes as presented, and Mr. Lozano seconded the motion. The motion carried unanimously (5-0).

Discussion and Possible Action on Matters Related to the Approval of the Status of Housing Assistance Program Application Waiting List.

Mr. Elizalde presented the current waiting list for the Housing Assistance Program for the committee's review. During this item, Ms. Mendez entered the meeting at 6:03 p.m. As this item was presented for informational purposes only, no action was required.

Discussion and Possible Action on Matters Related to Other Business

A. Final & Approved Citizen Participation Plan

Mr. Elizalde presented the Citizen Participation Plan that was adopted by the City Council and thanked the committee for their input throughout the planning process. The item was presented for informational purposes, and after a brief discussion, no action was required.

B. Final & Approved Annual Action Plan FY 2026/2027

Mr. Elizalde presented the Annual Action Plan, which was recently adopted by the City Council, and reviewed the funding allocations for the upcoming program year. Following a brief discussion among the committee members, the item was received for informational purposes only, and no action was required.

Citizen's Advisory Committee Member/Director Comments.

A. Chairman's Comments

Chairman Garza requested that staff look into the possibility of providing meals and snacks for committee members during future meetings. He also expressed his appreciation that the committee's recommendations were taken into consideration and stated that he was pleased with the decisions made by the City Council regarding the committee's recommendations.

B. Committee Member's Comments

Ms. Mendez requested that staff explore training opportunities that committee members could attend to further their knowledge of the Community Development Block Grant (CDBG) Program and committee responsibilities. Ms. Flores asked staff to look into the possibility of providing dinner for committee members during future meetings. The remaining committee members expressed their agreement with Ms. Flores' suggestion regarding the provision of food for future meetings.

C. Director's Comments

Mr. Elizalde stated that staff will look into providing a small token of appreciation for the committee members in recognition of their service. He also informed the committee that representatives from HUD are interested in visiting the City to tour various projects funded through the Community Development Block Grant (CDBG) Program. Mr. Elizalde invited committee members to participate in the visit and encouraged their attendance.

Adjourn

Chairman Garza inquired if there were any additional items for discussion. Hearing none, he requested a motion to adjourn the meeting. Ms. Flores moved to adjourn, and Ms. Rios seconded the motion. The motion carried unanimously (6-0), and the meeting was adjourned at 6:24 p.m.

Lorenzo Garza, Chairman

**MINUTES FOR THE
MISSION CIVIL SERVICE COMMISSION
August 21, 2026**

Commission-Present

**Polo Garza-Chairman
Memo Delgadillo-Vice-Chair
Robert Pena-Member**

Staff Present

**Jesse Lerma Jr-CS Director
Noemi Munguia-HR Director
Mike Silva-Fire Chief
Rey Perez- Asst-Chief of Police**

Call to Order

Mr. Polo Garza called the meeting to order at 8:30 a.m.

Roll Call

All Present

Pledge of Allegiance

Mr. Garza led the Pledge of Allegiance

Approval of Minutes-July 24, 2026

Mr. Lerma submitted the minutes for review. After a brief discussion, Mr. Delgadillo made a motion to approve the minutes as submitted. Mr. Pena seconded the motion. Motion was approved unanimously.

Approval of Classified Positions for the Mission Fire Department for FY 2026-27

Mr. Lerma advised the Commission that they needed to approve the classified positions for 2026-27 as required by law. Mr. Lerma and Chief Silva were recommending the following positions for approval: DC, Capt., LT., Eng., and FF. After a brief discussion, Mr. Delgadillo made a motion to approve the classified positions as submitted. Mr. Pena seconded the motion. Motion was approved unanimously.

Approval of Base Pay & Incentive Package for the Mission Fire Department for FY 2026-27

Mr. Lerma advised the Commission that we needed to approve the base pay and incentive package for the next fiscal year. At the present time, pay was being negotiated and would be presented at the September 8th City Council meeting for approval. He advised them that if any changes occurred at city council they would be presented at our next meeting. After a brief discussion, Mr. Delgadillo made a motion to approve the pay as presented. Mr. Pena seconded the motion. Motion was approved unanimously.

A

Approval of Classified Positions for the Mission Police Department for FY 2026-27

Mr. Lerma advised the Commission that we needed to approve the classified positions for the next fiscal year as required by law. Chief Torres was recommending the following positions for FY 2026-27: LT, SGT, CPL, and Patrolman/Cadet. After a brief discussion, Mr. Delgadillo made a motion to approve the positions as presented. Mr. Pena seconded the motion. Motion was approved unanimously.

Approval of Base Pay & Incentive Package for the Mission Police Department for FY 2026-27

Mr. Lerma advised the Commission that we needed to approve the base pay & incentive package for the next fiscal year. He advised them that pay was also being negotiated with city council and any/all changes approved would be presented at the next meeting. After a brief discussion, Mr. Delgadillo made a motion to approve the pay as presented. Mr. Pena seconded the motion. Motion was approved unanimously.

Approval of Update to City of Mission Police and Fire Local Civil Service Rules

Mr. Lerma advised the Commission that they wanted to update the local rules with all the changes that have been done in the last few years. After a brief discussion, Mr. Garza noted that Space Force was not listed as a branch of the military. So, a motion was made by Mr. Delgadillo to table the item and to bring it back next meeting with an amendment to include Space Force as part of the military designation. Mr. Pena seconded the motion. Motion was approved unanimously.

Pending Business

Mr. Lerma advised them of the upcoming PD entry level exam set for September 18, 2026

Adjourn

Meeting was adjourned at 9:50 a.m.

SHARY GOLF COURSE ADVISORY BOARD MINUTES
AUGUST 26TH, 2026

- **Call to Order**
 - Mr. Ben Lau called the meeting to order at 7:30 pm.
- **Roll Call**
 - The following board members were present: Joe Salinas, Ben Lau, Toby Garza, Javi Barrera, Thomas Lee, Isaac Martinez, Nacho Pecina.
 - The following board members were absent:
 - The following staff members and others were present: Michael Fernuik Golf Director, Carl Davis MEDC Board Member, Mike Rios Project Manager, Andy Garcia ACM.
- **Public Participation**
 - None
- **Approval of Minutes**
 - The minutes from June 4th and July 16th were approved and written. Motion made to accept Thomas Lee, second by Joe Salinas, approved unanimously.
- **Golf Director's Report**
 - Financial Performance Report for July Starlight revenue. Green fees, Cart fees, Beer, Snacks/Bev., Trail Fees, Merch Sales, Driving Range, Misc. Totals were at \$95,240.07 for the whole month of July. Andy reporting on a separate acct. number for starlight versus daytime revenue. Ben Lau asking about beverage cart sales reports and how they are divided. Comment on snack bar being open for the public and the status on it. Bev cart sales and all other sales have been exceptional and keep getting better. Coach Lee comments on the difference from last year to this year adding the Starlight revenue. AMC Andy Garcia looking at how much more the course has made according to July's estimated profit revenue including staff salaries. Isaac Martinez commenting on staffing issues being under staffed, making it difficult for operations. Suggesting that we need better resources to become fully staffed in order to make this run smoother. Report needed to see a breakdown on rounds per day for the Starlight throughout the week. Carts are not enough and more golf carts needed for the Starlight. Efrain out with Covid. Hole one on Starlight was done within the label of the substance. Burnt conditions will come back and it could have been caused by "stressed" grass and the heat. Customer experience, surveys, capital improvement points.
 - Board member Isaac Martinez discussed about the improvement of the golf course adding trees, sand traps being taken over by heavy grass. Planning on keeping them as grass or maybe minimizing the size of the sand traps cause of the lack of manpower. Trees need to be trimmed down, looking for quotes at

the meantime. Course is in better condition after the aeration, greens looking better and looking forward to better conditions. Range needs more mats for more accommodations of larger number of customers. Snack bar needs to be open for snacks and beverages as needed for customers outside at the lounge. Google comments and reviews online for the Starlight course being accessible for the public. GPS on Starlight carts update subscription and breakdown the pros and cons. Advertisement for Starlight cart subscription still being looked at for the year. Shary Golf Course app offers gps tracking, booking, scorecard and food orders available.

- Final point of discussion was the follow up on last months concern for Starlight lighting. Adding additional lighting for dark areas throughout the course. Solar lights being added to holes 5 and 16 to accommodate the dark areas. Starlight staying close every Monday till 3 for maintenance will continue. New (45) carts will be available between October and December, they will be GPS carts. Course will have a fleet of 90 golf carts for both day and night course. Beverage cart being considered for daily use during the winter season to accommodate daily customers. Accepting tips is not allowed and will not be considered in the future. Compensation and duties will be considered in the future for employment. Ben Lau commented on the food and growing success of the Starlight moving forward.

- **Public Participation**

- None

- **Unfinished Business**

- None

- **Chairman's Comments**

- None

- **Adjournment**

- Meeting was adjourned at 8:35 pm. Motion made by Javier Barrera and seconded by Toby Garza and approved 7-0.

PARKS AND RECREATION ADVISORY BOARD MEETING
June 9, 2026

<u>BOARD MEMBERS PRESENT</u>	<u>STAFF</u>
Tony Guerrero	Brad Bentsen
Chris Voss	
Maggie Guajardo Pena - ZOOM	Taylor Cavazos
Mark Minton	Rick Contreras
Jesus Mendiola	Pete Charles
Julissa Barrera Martin	

Call to Order

Julissa Barrera Martin called the meeting to order.

Prayer

Mark Minton led us in prayer.

Roll Call

Roll call was taken and quorum was met.

Approval of Minutes

The Board Members approved the minutes for May 12, 2026 Advisory Board Meeting. Motion to approve was made by Mark Minton and seconded by Tony Guerrero. The motion to approve minutes passed unanimously.

Citizen Participation

Kenny Kerr, Partnership Development Manager with the National Fitness Campaign, joined the meeting via Zoom to present the Fitness Court program and discuss the possibility of adding another Fitness Court in the city of Mission.

Kerr noted that the existing Fitness Court that was installed 4-5 years ago at Hollis Rutledge Park has been a successful partnership and would like to collaborate again. The Fitness Court at Hollis Rutledge Park was originally funded through Park Land Development funds.

The National Fitness Campaign is currently looking to expand in South Texas and is interested in working with the city on another location. Kerr presented two different layouts, one being a Fitness Court Studio consisting of 7 body weight workouts with a wellness hub, while the other option, which is currently at Hollis is an outdoor, ADA-accessible fitness area with seven body-weight exercise stations. It includes impact-resistant flooring and an app that provides guided

workouts. The space can also be used for group activities such as yoga, Zumba, and other fitness programs

The Fitness Court utilizes a mobile application that provides guided workouts and allows users to participate in structured fitness activities. The facility could accommodate a variety of activities.

Kerr discussed available funding opportunities through the National Fitness Campaign and grants that are available such as one through Blue Cross Blue Shield which is up to \$20,000. The grant program is competitive and available on a first-come, first-served basis. Applications for the 2027 grant cycle are expected to open July 1. Kerr indicated that she has worked with Brad to identify approximately three to four potential sites that may be suitable for expansion that meet the grant eligibility requirements.

Estimated costs discussed were approximately \$165,000–\$185,000 for a smaller project, with larger projects potentially costing around \$271,000. Other possible funding sources mentioned included CDBG, ARPA, other grants and donors.

Julissa Barrera Martin asked about the benefits of investing in a Fitness Court compared with other recreational amenities, such as turf areas or obstacle courses. Kerr explained that the Fitness Court provides several uses in one space and offers guided workouts, group activities, and community fitness programming.

Board Member J. Mendiola raised concerns about the cost, maintenance, and expected usage, noting that the City already has some workout amenities at certain parks and is currently facing financial challenges. Tony Guerrero also stated that City Council is currently focused on the Lions Park project and is hesitant to take on additional expenses while the City is operating in a deficit. Lions Park proposals are still pending. Given the current circumstances, it may be best to hold off on moving forward with this project at this time.

Update on Parks

Parks Department has finished landscaping work around the Golf Course clubhouse. Paspalum, a salt-tolerant grass used on the golf course, was installed. The update on the installation of the AED machine at Lions Park is that the concrete pad has been completed, but there is still no confirmation on whether the Facilities Department has connected power to the area.

The Parks Department is currently experiencing an equipment shortage. Three tractors, two shredders, and one batwing mower are out of service. Other departments have also requested to borrow Parks equipment due to their own equipment needs. Fleet is currently limited in its ability to make repairs. Parks has also been using zero-turn mowers for right-of-way mowing.

Staff participated in several community events, including the Speedy Five 5K at the Mission Event Center, which had more than 2,000 participants. Staff also assisted with the groundbreaking for Don Pepes.

B. Bentsen discussed the Keep Mission Beautiful Board and shared that the organization raised approximately \$18,000 through a designer purse raffle. He encouraged the Parks Advisory Board to become more involved in fundraising efforts. However, Julissa Barrera Martin raised concerns about whether funds raised by the department can remain within the department rather than going into the City's General Fund.

B. Bentsen informed the Board we were awarded a Grant for funding the lights at the CWV walking trail. Currently applying for a new grant for Astroland. The Department is requesting approximately \$200,000 for the project.

The Board discussed the possibility of organizing events such as a 5K, bike ride, or other races to raise funds for the Department.

Mendiola noted the potential economic impact of these events and suggested that a private organizer could host a race or bike ride, collect the proceeds, and then donate the funds to the Department for a specific project, event, or necessities.

Update on Recreation

The Music in the Park event was rescheduled from May 8th to May 15th due to rain and muddy conditions. The event was successful, and Mr. Guerrero was in attendance. Another Music in the Park event is planned for August.

The 7-on-7 flag football program is in its third week of seven, with the championship scheduled for this Wednesday. High school volleyball program also was completed.

Summer programs have started, with approximately 60 participants in Track, 37 in Tennis, and 10 in Archery. Learn-to-Swim registration has also opened this past Monday.

Daily operations continue, including field rentals and collecting payments.

Update on Aquatics

Our summer Learn to Swim program started yesterday, with only a few spaces remaining. Public Swim hours have also started at Mayberry and Bannworth, although attendance has been low.

The Splash Pad is open, but R. Contreras reported ongoing issues and suggested that closing it may need to be considered.

Border Patrol, the Navy, Army, and National Guard continue using the facilities for training.

The Swim TAAF program officially started in May and currently has 210 registered participants. The Department will be hosting two swim meets, one next week and another the following week. This week's meet will be held in Edinburg.

Our Lifeguard staff is now fully staffed and ready to operate for summer pool hours and activities.

New Business

N/A

Old Business

B. Bentsen is still working on cost estimates to renovate Bannworth Park. Three proposals are being reviewed, including a core sample to determine whether there is clay beneath the pond. The results will help determine the best approach for repairing the lake bottom and improving the shoreline.

B. Bentsen advised the Board on several ideas for Lions Park and the need to develop cost estimates for potential improvements. There is also interest in revamping Pepsi Park and exploring reimbursement or funding opportunities to make the park usable again. He noted that one of the department's biggest needs is to address improvements at Bentsen Palm Park. Funding is needed to repair and renovate the park, including the ballfields, which were not properly installed and now require improvements.

Adjournment

Mark Minton made a motion to adjourn the meeting and was seconded by Tony Guerrero. The Board voted unanimously and the meeting was adjourned.

NOTICE OF REGULAR MEETING & PUBLIC HEARING
MISSION ECONOMIC DEVELOPMENT CORPORATION
JULY 23, 2026 4:00 PM
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT

PRESENT:

Deborah Cordova, Vice President
Julian Alvarez, Treasurer
Estella Saenz, Secretary
Carl Davis
Mayor Norie Gonzalez Garza

ABSENT:

Richard Hernandez, President
Jose G. Vargas

ALSO PRESENT:

Greg Kerr, JGKL LLP
Mark Hanna, Hanna Solutions
Lee McCormick, President, CDA

STAFF PRESENT:

Teclo J. Garcia, CEO
Belen Guerrero, COO
Joe Salazar, Financial Officer
Judy Vega, Executive Assistant
Stephanie Mendiola, Director of Business Development
Candace Rodriguez, Communications & Public Relations Manager
Brianna Casares, Director of Programs
Manuel Rodriguez, CEED Receptionist & Marketing Asst.
Alyssa Cedillo, MEDC Finance Intern
Regina Valdez, MEDC Marketing Intern

1. Call to Order and Establish Quorum

After establishing a quorum of the Mission Economic Development Corporation, Vice President Deborah Cordova called the meeting to order at 4:00 PM.

2. Invocation: Carl Davis.

3. Pledge of Allegiance: Estella Saenz.

4. Citizen's Participation: None.

5. Approval of Minutes: Regular Meeting of June 25, 2026.

There being no corrections or additions, Carl Davis moved for approval of the Regular Meeting of June 25, 2026. Motion was seconded by Mayor Norie Gonzalez Garza and approved 4-0.

6. Discussion and possible action regarding Resolution No. 2026-04, Resolution of Mission Economic Development Corporation Authorizing the Issuance of One or More Series of Revenue Bonds and the Loan of The Proceeds Thereof to Graphic Packaging International, LLC; Approving Documents Relating Thereto; and Approving Other Matters in Connection Therewith.

Lee McCormick, President, CDA (via teleconference), introduced this item by saying that this was a final resolution for Graphic Packaging International LLC. The Project will recycle old, corrugated containers, post-consumer waste, box and manufacturing clippings, paper cup manufacturing clippings, and recovered paper cups into recycled paperboard. The facility was operational in October 2025 and is expected to reach full production in the second half of 2026. In addition to the solid waste recycling aspect, the company expects the project to improve the environmental footprint of its recycled paperboard manufacturing process by lowering greenhouse gas emissions intensity by an estimated 20% and energy and water usage intensity by approximately 18%.

If the company issues the full \$145,548,078 tax-exempt bonds to reimburse qualifying construction costs, MEDC would receive approximately \$253,322 for serving as the issuer of the bonds and an annual fee of \$36,387 until maturity.

This is a conduit transaction for the MEDC. The borrower is responsible for repayment of the debt. Approval of this resolution does not impose any payment or obligation on MEDC or the City of Mission, Texas, in connection with the financing. There is potential “reputational risk” if the borrower defaults, as the MEDC name is included on the bonds.

Treasurer Julian Alvarez joined the meeting at 4:07 PM.

Mayor Norie Gonzalez Garza moved for approval of Resolution No. 2026-04, Resolution of Mission Economic Development Corporation Authorizing the Issuance of One or More Series of Revenue Bonds and the Loan of The Proceeds Thereof to Graphic Packaging International, LLC; Approving Documents Relating Thereto; and Approving Other Matters in Connection Therewith. Motion was seconded by Secretary Estella Saenz and approved 5-0.

7. Deliberation and possible action to accept the Adjusted Financial Statement for June 2026.

Financial Officer Joe Salazar presented the Adjusted Financial Statement for June 2026.

There being no corrections or additions, Carl Davis moved for acceptance of the Adjusted Financial Statement for June 2026, as presented. Motion was seconded by Treasurer Julian Alvarez and approved 5-0.

8. Deliberation and possible action to accept Quarterly Report of Investments for the Quarter ending June 30, 2026 and Interest Earned for Nine Months ending June 30, 2026.

Financial Officer Joe Salazar presented the quarterly report of investments for the quarter ending June 30, 2026 and interest earned for Nine Months ending June 30, 2026.

Secretary Estella Saenz moved to accept the Quarterly Report of Investments for the Quarter ending June 30, 2026 and Interest Earned for Nine Months ending June 30, 2026. Motion was seconded by Mayor Norie Gonzalez Garza and approved 5-0.

9. Discussion regarding preliminary Fiscal Year 2027 budget.

CEO Teclo J. Garcia stated that the preliminary budget was presented for the Board's review last month and asked the Board if there were any questions or concerns; he added that the final budget will be presented to the Board in August for approval by resolution. Secretary Estella Saenz proposed scheduling a Finance Committee meeting to review the budget before the Board approves it, and Mr. Garcia agreed to schedule that meeting.

Discussion only. No action taken.

10. Public Hearing – MEDC Fiscal Year 2026 proposed project consideration related to an economic incentive for a multi-tenant commercial project, to be located at 2301 N. Conway, Mission, Texas (Project 495X).

Vice President Deborah Cordova opened the public hearing at 4:19 PM and called for any comments in favor or against this project.

Comments: None.

Vice President Deborah Cordova declared the public hearing closed at 4:20 PM.

11. Deliberation and possible action to approve an Economic Development Performance Agreement for Project 495X.

CEO Teclo J. Garcia presented this item and stated that the performance agreement relates to a proposed shopping center to be located at 2301 N. Conway Avenue. He explained that Merit CRE will oversee the project, which will include six retail suites upon completion.

They have applied for financial incentives not to exceed \$800,000, which will be paid in four (4) installments as follows: \$250,000 upon breaking ground; \$250,000 on the 1st anniversary of the commencement of operations; \$150,000 on the 2nd and 3rd anniversaries of the commencement of operations.

Carl Davis moved for approval of an Economic Development Performance Agreement for Project 495X. Motion was seconded by Mayor Norie Gonzalez Garza and approved 5-0.

12. Deliberation and possible action to authorize staff to publish a Notice of Intention to Undertake a Project or Projects for Fiscal Year 2026 for Project 495X.

Carl Davis moved to authorize staff to publish a Notice of Intention to Undertake Project 495X. Motion was seconded by Secretary Estella Saenz and approved 5-0.

13. Discussion and possible action to approve a first Amendment to an Economic Development Performance Agreement related to Project Superior.

CEO Teclo J. Garcia presented this item and stated that the amendment addresses a legal entity name change for Project Superior, from H&B Southern Investments to Papa Jasso's

LLC (Don Pepe's Restaurant) on the original performance agreement. All terms and conditions of the agreement remain the same.

Mayor Norie Gonzalez Garza moved to approve a first amendment to an Economic Development Performance Agreement related to Project Superior. Motion was seconded by Treasurer Julian Alvarez and approved 5-0.

14. Discussion and possible action to approve a reimbursement agreement between MEDA and Mission Economic Development Corporation ("MEDC") to reimburse MEDC for engineering costs and taxes related to MEDA Land paid for by MEDC on behalf of MEDA.

CEO Teclo J. Garcia presented this item and stated that MEDA contracted M2 Engineering PLLC to provide civil engineering, topographic survey, and boundary survey services for its 88-acre tract of land. He explained that MEDC paid for these services, as well as tax invoices received from the United Irrigation District. Mr. Garcia stated that the reimbursement agreement will allow MEDA to repay MEDC for the engineering services and related invoices.

Carl Davis moved to approve a reimbursement agreement between MEDA and Mission Economic Development Corporation ("MEDC") to reimburse MEDC for engineering costs and taxes related to MEDA Land paid for by MEDC on behalf of MEDA. Motion was seconded by Secretary Estella Saenz and approved 5-0.

At **4:31 PM**, Vice President Deborah Cordova announced that the Mission Economic Development Corporation Board of Directors would be convening in closed session.

15. Closed Session Pursuant to V.T.C.A. Gov. Code Sec. 551.001

Deliberation and possible action regarding economic development negotiations or prospects (as permitted under Tex. Gov't Code Sec. 551.087), including, but not limited to the following:

Report from CEO as to potential prospect(s):

- A. Project Fuel**
- B. Project Century**
- C. Project Javalina**
- D. Project Server**

Deliberation and possible action regarding real property (as permitted under Tex. Gov't Code Sec. 551.072), including, but not limited to the following:

- A. M.E.D.C. Land**
- B. Perkins Lots Update**

Consultation with Attorney and possible action (as permitted under Texas Government Code Section 551.071).

The Mission Economic Development Corporation Board of Directors will reconvene in open session to take any actions necessary.

At **4:59 PM**, Vice President Deborah Cordova announced that the Mission Economic Development Corporation Board of Directors would be reconvening in open session.

Motions are as follows:

Report on Potential Project(s):

Project Fuel: Treasurer Julian Alvarez moved to authorize CEO to enter negotiations for the prospect of a Letter of Intent with parameters discussed within closed session. The motion was seconded by Carl Davis and approved 5-0.

Project Century: No action.

Project Javalina: No action.

Project Server: No action.

Regarding Real Property:

A. MEDC Land: No action.

B. Perkins Lots Update: No action.

Consultation with Attorney and possible action (as permitted under Texas Government Code Section 551.071): No action.

16. CEO Report on Economic Activity

CEO Teclo J. Garcia began this item by inviting Programs Director Brianna Casares to provide an update on Mission EDC's current programs. Ms. Casares stated that the Downtown Assistance Program Committee recently met to select seven award recipients. The selected recipients include Conway Food Mart, Saveco Insurance, David Jose Garza, D'LUX Event, Southern Fried, Lionel's Western Wear, and Mission Boot Shop.

Ms. Casares highlighted Mission Boot Shop and stated that the business currently uses equipment that is more than 80 years old. She explained that the award will help the business update its equipment. On July 24, 2026 Mission EDC staff will visit the selected businesses to notify them of their award and ask some of the business owners to participate in a short interview to share how the award will benefit their business.

In addition, Ms. Casares stated that the Mission Ready Program will conclude on July 24, 2026. Mission EDC will host a celebration on August 6, 2026 to highlight the interns' experiences with their employers and how the program benefited their personal and professional development.

Ms. Casares also reported that the Ruby Red Ventures Program, in partnership with UTRGV, is nearing its completion. Nine businesses will participate in the pitch competition during the upcoming Small Business Expo at the Mission Event Center on September 16, 2026. The

Small Business Expo will offer free admission and will feature up to 60 small business booths, panel discussions, and networking opportunities.

The discussion then shifted to recent economic development and infrastructure updates. Mr. Garcia stated that he recently attended TxDOT Plan Con 2026, which focused on funding ongoing projects and successful infrastructure and development strategies used in various communities throughout Texas. He also presented an update on 2026 housing permit statistics for single-family and multifamily homes in the City of Mission, to date the city issued 245 single-family home permits and 166 multi-family home permits, for a total of 411 permits.

Mr. Garcia then provided an update on Anzalduas Bridge crossings and said that empty commercial vehicle crossings decreased by an average of 20% to 50%, passenger vehicle crossings increased by 8% to 14%, passenger bus crossings decreased by 11% to 47%, and maquila employee crossings decreased by 8% to 16%.

Lastly, Mr. Garcia reported that the City of Mission's unemployment rate has remained at 5.5% for the last four years and said that workforce adds an average of 700 jobs each year in the government, healthcare, and trade sectors. He also noted that Mission's unemployment rate is 1% higher than neighboring cities such as McAllen and Edinburg, but 2% lower than Pharr and Brownsville.

17. President Comments.

None.

18. Adjournment.

Mayor Norie Gonzalez Garza moved to adjourn the meeting. Motion was seconded by Secretary Estella Saenz and approved 5-0. The meeting was adjourned at 5:22 PM.

Richard Hernandez, President

ATTEST:

Estella Saenz, Secretary

NOTICE OF REGULAR MEETING & PUBLIC HEARING
MISSION ECONOMIC DEVELOPMENT CORPORATION
AUGUST 27, 2026 4:00 PM
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT

PRESENT:

Richard Hernandez, President
Deborah Cordova, Vice President
Estella Saenz, Secretary
Jose G. Vargas
Carl Davis
Mayor Norie Gonzalez Garza

ABSENT:

Julian Alvarez, Treasurer

ALSO PRESENT:

Greg Kerr, JGKL LLP
Lee McCormick, President, CDA

STAFF PRESENT:

Teclo J. Garcia, CEO
Belen Guerrero, COO
Joe Salazar, Financial Officer
Judy Vega, Executive Assistant
Stephanie Mendiola, Director of Business Development
Candace Rodriguez, Communications & Public Relations Manager
Brianna Casares, Director of Programs
Manuel Rodriguez, CEED Receptionist & Marketing Asst.

1. Call to Order and Establish Quorum

After establishing a quorum of the Mission Economic Development Corporation, President Richard Hernandez called the meeting to order at 4:01 PM.

2. Invocation: Carl Davis.

3. Pledge of Allegiance: Jose G. Vargas.

4. Citizen's Participation: None.

5. The Board prioritized item #7 on the Agenda ahead of Item #5 as follows:

Discussion and possible action to approve Resolution No. 2026-05, Resolution regarding request of 360 Broadband, LLC for the issuance of one or more series of revenue bonds; authorizing the filing of an application for allocation of volume cap for private activity bonds with the Texas Bond Review Board; authorizing public hearings regarding bonds; and authorizing other action related thereto.

Lee McCormick, President of Community Development Associates introduced this item by saying that 360 Broadband, LLC is a Durant, Oklahoma-based telecommunications provider organized in 2023 to develop, own, and operate high-speed fiber optic broadband infrastructure serving rural communities. 360 Broadband is currently pursuing a significant fiber optic network built-out across a five-county region in North Texas and is interested in pursuing bond financing through the MEDC. The Project consists of a regional fiber backbone of high-count, high-capacity fiber optic cables, feeder routes into

local service areas, distribution networks bringing fiber closer to individual premises.

The Company expects to issue up to \$175 million of tax-exempt private activity bonds to fund its construction. Assuming the tax-exempt bond allocation is awarded, the MEDC is projected to receive approximately \$297,500 at closing for serving as the bond issuer, based on an issuance fee of approximately \$253,750 along with an annual fee of approximately \$43,750. The annual fee will continue until the bonds mature, which is estimated to be at least 10 years.

This is a conduit transaction for the MEDC. The borrower/applicant is responsible for repayment of the debt. Approval of this Resolution does not impose any payment or obligation on MEDC or the City of Mission. Potential "reputational risk" exists if the borrower defaults since the MEDC name is included on the bonds.

Mayor Norie Gonzalez Garza joined the meeting at 4:06 PM.

Carl Davis moved to approve Resolution No. 2026-05, Resolution regarding request of 360 Broadband, LLC for the issuance of one or more series of revenue bonds; authorizing the filing of an application for allocation of volume cap for private activity bonds with the Texas Bond Review Board; authorizing public hearings regarding bonds; and authorizing other action related thereto as presented. Motion was seconded by Jose G. Vargas and approved 6-0.

5. Approval of Minutes: Regular Meeting & Public Hearing of July 23, 2026

There being no corrections or additions, Carl Davis moved for approval of the Special Meeting & Public Hearing minutes of July 23, 2026. Motion was seconded by Secretary Estella Saenz and approved 6-0.

6. Deliberation and possible action to accept the Adjusted Financial Statement for July 2026.

Financial Officer Joe Salazar presented the Adjusted Financial Statement for April 2026. Mayor Norie Gonzalez Garza requested that staff separate the 2025 MEDC Shary Golf Lighting Loan and 2025 MEDC Bond Projects line items on page 15 to reflect the long-term debt charges for each item across all future Adjusted Financial Statements.

Mayor Norie Gonzalez Garza moved for acceptance of the Adjusted Financial Statement for April 2026, as presented. Motion was seconded by Vice President Deborah Cordova and approved 6-0.

7. See Item #5.

8. Discussion and possible action to approve an Amendment to the Corporation's Fiscal Year 2026 Budget.

Financial Officer Joe Salazar presented this item and stated that the amendment applies to the MEDC Operating Fund, MEDC Debt Fund, and MEDC Capital Project Fund. He explained that the amendment will create line items for each requested item within its respective fund.

Carl Davis moved to approve an Amendment to the Corporation's Fiscal Year 2026 Budget. Motion was seconded by Secretary Estella Saenz and approved 6-0.

9. Deliberation and possible action for the approval of Resolution No. 2026-06, adopting Mission Economic Development Corporation's Fiscal Year 2027 Budget.

CEO Teclo J. Garcia said that the proposed budget had no changes to the one presented in June. The budget includes a 1.9% increase for Operations from the 2025-2026 fiscal year. This increase applies to the Mission Ready Program, Texas Citrus Fiesta, legal expenses, and the Shary Municipal Golf Course.

Mayor Norie Gonzalez Garza moved to approve Resolution No. 2026-06, adopting Mission Economic Development Corporation's Fiscal Year 2026-2027 Budget. Motion was seconded by Carl Davis and approved 6-0.

10. Discussion and possible action related to MEDC's Investment Policy.

CEO Teclo J. Garcia mentioned that this year's Investment Policy had one only one change from the prior policy, replacing Texas National Bank with Lone Star National Bank as MEDC's banking institution. He recommends approval.

Mayor Norie Gonzalez Garza moved to approve MEDC's Investment Policy. Motion was seconded by Jose G. Vargas and approved 6-0.

11. Public Hearing – MEDC Fiscal Year 2027 proposed project consideration related to an economic incentive for the development of a commercial project, to be located at 3131 North Conway Avenue, Mission, Texas 78572 (Project Fuel)

President Richard Hernandez opened the public hearing at 4:29 PM and called for any comments in favor or against this project.

Comments: No comments were heard.

President Richard Hernandez declared the public hearing closed at 4:30 PM.

12. Deliberation and possible action to approve an Economic Development Performance Agreement for Project Fuel.

CEO Teclo J. Garcia presented this item and stated that the performance agreement supports the development of a convenience store and fueling station at 3131 North Conway Avenue. He explained that the a one-time payment of \$25,000 will be payable upon the project meeting certain conditions.

Vice President Deborah Cordova moved for approval of an Economic Development Performance Agreement for Project Fuel (Stripes convenience store). Motion was seconded by Secretary Estella Saenz and approved 6-0.

13. Deliberation and possible action to authorize staff to publish a Notice of Intention to Undertake a Project or Projects for Fiscal Year 2027 for Project Fuel.

Mayor Norie Gonzalez Garza moved to authorize staff to publish a Notice of Intention to Undertake a Project or Projects for Fiscal Year 2027 for Project Fuel. Motion was seconded by Carl Davis and approved 6-0.

14. Discussion and possible action to approve a Reimbursement Agreement between Mission Economic Development Corporation and City of Mission related to Shops at 495 – Lot 1, LTD.

CEO Teclo J. Garcia presented this item and stated that the reimbursement agreement will reimburse the City of Mission for a half-cent sales tax incentive generated by the project. He explained that MEDC expects to provide a payout of \$42,500.

Jose G. Vargas moved to approve a Reimbursement Agreement between Mission Economic Development Corporation and City of Mission related to Shops at 495 – Lot 1, LTD. Motion was seconded by Vice President Deborah Cordova and approved 6-0.

15. Discussion and possible action to approve a Reimbursement Agreement between Mission Economic Development Corporation and City of Mission related to A-S 135 HWY 83-Bryan Rd. L.P.

CEO Teclo J. Garcia presented this item and stated that the reimbursement agreement will reimburse the City of Mission for a half-cent sales tax incentive generated by the project. He explained that MEDC expects to provide a payout of \$226,000.

Carl Davis moved to approve a Reimbursement Agreement between Mission Economic Development Corporation and City of Mission related to A-S 135 HWY 83-Bryan Rd., L.P. Motion was seconded by Jose G. Vargas and approved 6-0.

16. Deliberation and possible action for the approval of a Memorandum of Understanding between Mission EDC and the City of Mission related to facility maintenance services, subject to final legal review and approval.

COO Belen Guerrero presented this item and stated that the Memorandum of Understanding addresses CEED facility maintenance services provided by the City of Mission's Maintenance Department. She explained that the MOU allows maintenance staff to provide services that include, but are not limited to, inspections, repairs, and groundskeeping. She also stated that the payout amount remains unchanged at \$65,000 and recommends approval.

Jose G. Vargas moved for approval of a Memorandum of Understanding between Mission EDC and the City of Mission related to facility maintenance services, subject to final legal review and approval. Motion was seconded by Vice President Deborah Cordova and approved 6-0.

17. Deliberation and possible action to authorize CEO to execute a professional services contract with ARES Services Inc. for legislative consulting services, subject to final legal review and approval.

CEO Teclo J. Garcia presented this item and stated that it renews the professional services agreement with ARES Services Inc. for lobbying services, and recommends approval. During the discussion, Carl Davis requested that ARES Services Inc. present a quarterly report to the Board.

Jose G. Vargas moved to authorize CEO to execute a professional services contract with ARES Services Inc. for legislative consulting services, subject to final legal review and approval. Motion was seconded by Secretary Estella Saenz and approved 6-0.

At **4:50 PM**, President Richard Hernandez announced that the Mission EDC Board would be convening in closed session.

18. Closed Session Pursuant to V.T.C.A. Gov. Code Sec. 551.001

Deliberation and possible action regarding economic development negotiations or prospects (as permitted under Tex. Gov't Code Sec. 551.087), including, but not limited to the following:

Report from CEO as to potential prospect(s):

A. Project Coat

Deliberation and possible action regarding real property (as permitted under Tex. Gov't Code Sec. 551.072), including, but not limited to the following:

- A. M.E.D.C. Land**
- B. Perkins Lots Update**

Consultation with Attorney and possible action (as permitted under Texas Government Code Section 551.071).

The Mission Economic Development Corporation Board of Directors will reconvene in open session to take any actions necessary.

At **5:15 PM**, President Richard Hernandedz announced that the Mission Economic Development Corporation Board of Directors would be reconvening in open session. Motions are as follows:

Regarding Potential Project(s):

- A. Project Coat: Vice President Deborah Cordova motioned to authorize CEO to negotiate a prospective incentive agreement as discussed in executive session. Motion was seconded by Carl Davis and approved 6-0.

Regarding Real Property:

- A. MEDC Land: No action.
- B. Perkins Lots Update: No action.

Consultation with Attorney: No action.

19. CEO Report on Economic Activity

CEO Teclo J. Garcia presented this item and stated that the Mission Small Business Expo is scheduled for September 16, 2026 at the Mission Event Center from 9 AM to 5 PM and free to the public. Mr. Garcia welcomed Programs Manager Brianna Casares to provide additional information about the Expo. Ms. Casares said the Expo has 50 confirmed small business booths and will also feature networking opportunities, panel discussions, a keynote speaker, and the Ruby Red Ventures Competition. Mr. Garcia mentioned that he will attend the Texas Department of Transportation's Texas Freight Advisory Committee meeting on September 1st and the TxDOT Border Trade Advisory Committee meeting on September 15th. He will also attend the Retail Live Conference with Business Development Director Stephanie Mendiola and Communications and Public Relations Manager Candace Rodriguez on September 2nd in Austin. Mr. Garcia shared will travel to San Luis Potosí for

Expo Potosí Industrial on October 8th & 9th. He mentioned that he recently participated at the South Texas Manufacturing Association's August luncheon to share recent developments within Mission.

Mr. Garcia stated that RGV Healthy Vending expanded into the neighboring warehouse suite formerly occupied by 5x5 Brewery. He explained that crews installed an industrial-grade epoxy floor, opened the wall between both suites, and added a new bay door to connect the spaces. He welcomed Communications and Public Relations Manager Candace Rodriguez to provide a comprehensive report on social media activity across MEDC's social media pages from August 2025 to August 2026. Ms. Rodriguez reported that social media views increased by 121%, engagement increased by 171%, total followers increased by 8.3%, and earned media spots across television, print, and radio totaled 103.

20. President Comments.

MEDC Board President Richard Hernandez thanked the MEDC staff for their hard work. Mayor Norie Gonzalez Garza briefly expressed her gratitude to MEDC staff as well.

21. Adjournment.

Vice President Deborah Cordova moved to adjourn the meeting. Motion was seconded by Secretary Estella Saenz and approved 6-0. The meeting was adjourned at 5:41 PM.

Richard Hernandez, President

ATTEST:

Estella Saenz, Secretary

**NOTICE OF SPECIAL MEETING
MISSION ECONOMIC DEVELOPMENT CORPORATION
SEPTEMBER 9, 2026 4:00 PM
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT**

PRESENT:

Richard Hernandez, President
Deborah Cordova, Vice President
Estella Saenz, Secretary
Jose G. Vargas
Carl Davis
Mayor Norie Gonzalez Garza

ABSENT:

Julian Alvarez, Treasurer

ALSO PRESENT:

Gene Vaughan, JGKL LLP
Steve Taylor, RGV Guardian
Alma Santos, Progress Times

STAFF PRESENT:

Belen Guerrero, COO
Joe Salazar, Financial Officer
Judy Vega, Executive Assistant
Stephanie Mendiola, Director of Business Development
Candace Rodriguez, Communications & Public Relations Manager
Brianna Casares, Director of Programs
Manuel Rodriguez, CEED Receptionist & Marketing Asst.
Andy Garcia, Co-Interim City Manager
J.P. Terrazas, Co-Interim City Manager

1. Call to Order and Establish Quorum

After establishing a quorum of the Mission Economic Development Corporation, President Richard Hernandez called the meeting to order at 4:10 PM.

2. Citizen's Participation: None.

At **4:11 PM**, President Richard Hernandez announced that the Mission EDC Board would be convening in closed session.

3. Closed Session Pursuant to V.T.C.A. Gov. Code Sec. 551.001

Deliberation and possible action regarding Personnel Matters (as permitted under Tex. Gov't 551.074; including, but not limited to the following:

CEO Position

Consultation with Attorney and possible action (as permitted under Texas Government Code Section 551.071).

The Mission Economic Development Corporation Board of Directors will reconvene in open session to take any actions necessary.

Vice President Deborah L. Cordova joined the meeting at 4:21 PM.

At **5:34 PM**, President Richard Hernandedz announced that the Mission Economic Development Corporation Board of Directors would be reconvening in open session.

The following motions related to Personnel Matters – CEO Position were made:

1. Carl Davis moved to name Joe Salazar as Acting CEO for the Corporation beginning September 9, 2026, continuing until a permanent CEO is hired, and that Mr. Salazar receives the assignment pay increase discussed in closed session. His salary will be raised to the amount specified in the Fiscal Year 2026–2027 Budget, effective September 9, 2026. Motion was seconded by Jose G. Vargas and approved 6–0.
2. Jose G. Vargas moved to authorize the commencement of a search for a new CEO and to approve advertising the position in appropriate journals and on relevant websites. Motion was seconded by Vice President Deborah L. Cordova and approved 6-0.

Consultation with Attorney:

Mayor Norie Gonzalez Garza moved to approve the relocation package related to 801 ½ Perkins Street up to a maximum amount of \$64,243.20, as discussed in closed session. Motion was seconded by Treasurer Estella Saenz and approved 6-0.

4. Adjournment.

Secretary Estella Saenz moved to adjourn the meeting. Motion was seconded by Jose G. Vargas and approved 6-0. The meeting was adjourned at 5:37 PM.

Richard Hernandez, President

ATTEST:

Estella Saenz, Secretary

**Mission Redevelopment Authority
Board of Directors Meeting
June 22, 2026**

MINUTES

Call to Order, Establishment of Quorum

The Board of Directors of the Mission Redevelopment Authority (MRA) held a regular meeting open to the public, in person, June 22, 2026, at 4:00 PM, at 801 N. Bryan Road, Mission Texas, and the roll was called of the duly appointed members of the Board, to-wit:

Martin Garza, Chairman
Albert X. Chapa, Vice Chairman
Aissa I. Garza, Secretary
Hector Moreno
Andrew C. Riddle
Dennis Burleson
Dr. Noel O. Garza

All the above were present except Secretary Aissa I. Garza. Participating by video conference was Director Riddle. Also present were, Attorney Gene Vaughan, J.P. Terrazas, Joe Salazar, Ruben James de Jesus, Andy Garcia, Joan Mujica, Ana Luksa, Katherine Martinez, Donaly Roit, Yamil de Hoyos, Jesus Aguilar, Terri Puente (RDH Contractors), Councilwoman Marissa Gerlach, Judy Vega, and Executive Director Teclo J. Garcia.

1. Call Meeting to Order at 4:04 PM.

Chairman Martin Garza opened the meeting with a welcome to all. He recognized and thanked Councilwoman Marissa Gerlach for joining the meeting.

2. Citizens' Participation: None.

3. Approval of minutes: May 19, 2026.

There being no changes or corrections, upon a motion made by Director Burleson and seconded by Director Moreno, the Board unanimously approved the Board meeting minutes of May 19, 2026.

4. Acceptance of Project Reports.

No report was presented for **El Milagro Phase I Project**.

Chairman Martin Garza recognized Damien Tijerina, P.E. from L&G Engineering, to report on the **Inspiration Rd./Military Parkway Loop Phases II and III**. Mr. Tijerina mentioned that the City of Mission did receive a fully executed acknowledgement from Rio Valley Switching acknowledging that their a project coming up. L&G continues to prepare a 100% submittal of the PS&Es design, and the city is preparing bid letting documents to send to TxDOT for their review and comments. Mr. Tijerina said that utility companies continue to coordinate on utility

alignments and is hoping to receive something in writing from them on utility construction alignments. He mentioned that he is working with city staff regarding funding for this project with the MPO and placing it back on the Transportation Improvements Program (TIP), the RGV MPO's four-year short-range transportation planning document that identifies construction projects.. Regarding Military Parkway, Mr. Tijerina mentioned that plan production has not begun on this project because L&G is currently focusing on Inspiration Rd. Co-Interim City Manager J.P. Terrazas mentioned that he and Mr. Tijerina have met with MPO representatives to express the urgency in placing the project on the TIP. He stated that the revisions have been submitted to them, and they have said that hopefully by November, the project will be placed on the TIP. The project is 100% funded and construction costs are estimated to be between \$16-\$17 million.

Regarding **Phase III**, which involves acquiring Right-of-Way (ROW) for 22 parcels on Inspiration Road, Mr. Tijerina reported that there has been little change in status with three still pending, and one of which is very close to being finalized for closing. One parcel will go to eminent domain hearing on July 16, 2026. Another parcel (#12) will need to be re-appraised because it is a ditch parcel with an easement (which was discovered it has a deed owner). The owner wants it re-appraised and approached later. Mr. Tijerina reported that his firm is working towards obtaining a Right of Entry in order to go in there and evaluate utility alignments. Regarding Military Parkway (25 parcels), Mr. Tijerina mentioned that L&G did receive authorization to begin making offers to property owners, and that process will begin within one or two months.

Upon a motion by Vice Chair Chapa and seconded by Director Dr. Noel O. Garza, the Board unanimously accepted the **Inspiration Road/Military Parkway Loop for Phases II and III** as presented.

Chairman Garza recognized Ruben James de Jesus, P.E. with Melden & Hunt Inc. to discuss the **Tierra Dorada Sanitary Sewer Improvements Project**. This project aims to eliminate Lift Stations No. 13 and 14 by constructing a new station to redirect sewer discharge into the existing trunkline along Los Ebanos Road. Mr. de Jesus reported that the contractor is on the final stages of the project and that the gravity line and electrical pad has been installed, tested, and have passed inspection. Mr. de Jesus reported that the contractor is focusing on the lift station side, pipe gallery, electrical, and foundation. AEP is on site working on a transformer to see if it's adequate for the 12 panels it will service. A question was asked regarding the completion of this project and Mr. de Jesus said that due to the recent rain, he expects it to be completed within 30 more days since they are at the final stages. Mr. de Jesus introduced Terry Puente, project contractor with RDH Contractors to also report on the project's process. Ms. Puente mentioned that the main delays on this project is rain. The forcemain has been installed, the pumps have been installed, and what they're focusing on at this time is connecting the lift station to the forcemain, pumps, and electrical components, something AEP is working on. Ms. Puente shared some images related to the project's progress.

Director Riddle joined the meeting via video conference at 4:10 PM.

Upon a motion made by Vice Chair Chapa and seconded by Director Dr. Noel O. Garza, the Board unanimously accepted the **Tierra Dorada Sanitary Improvements Project** as presented.

Mr. de Jesus updated the Board on the **Inspiration Road Trunklines (Sanitary Sewer Master Plan)**, which involves rerouting Lift Station #10 from Mile 2 & FM 495 to the AGUA SUD lift

station on FM 364 via force main to their system. A 90% design review has been completed and has been submitted to the drainage district for their review. Melden & Hunt is working with AGUA SUD on pump upgrades specification updates. Mr. de Jesus said that he expects this project to go out for bids by the end of July with bid opening by end of August.

Upon a motion made by Director Burleson and seconded by Director Moreno, the Board unanimously accepted the **Inspiration Road Trunklines (Sanitary Sewer Master Plan)** report as presented.

Mr. de Jesus provided an update on the **Walsh Road Expansion Project**, which spans approximately ¼ mile from Perez St. to Frontage Rd. The project plans are finalized, and TxDOT permits have been obtained. It includes a 60-ft right-of-way (ROW) and a 36-ft curb section, with the appraisal for the remaining ROW underway. Mr. de Jesus said that pending on this project is a court hearing for a condemnation process, since the owner retracted from his intention to sell the land for \$360,000 above the appraised value of \$306,000, prompting the initiation of the process. A status on the condemnation process will be reported at the next Board meeting.

Upon a motion made by Director Dr. Noel O. Garza and seconded by Vice Chair Chapa, the Board unanimously accepted the **Walsh Road Expansion Project** report as presented.

Mr. de Jesus reported that all testing for the **Glasscock & Bryan Road Sanitary Sewer Improvements Project** is complete, bore materials have been ordered (awaiting delivery), dewatering and pumps are onsite, and an excavator previously assigned to Tierra Dorada has been moved to this project since RDH Contractors is the contractor for both. Mr. de Jesus mentioned that the contractor's sub-contractor will begin the bore for Bryan Road within 10 days and that it should be completed by mid-July. Co-Interim City Manager Terrazas mentioned that the bore has collapsed several times and that crews have been dewatering day and night, but now it seems it is ready to be done one final time. A question was asked regarding road closures and whether they will be taking place. Mr. de Jesus said he does not anticipate any road closures. He will continue close monitoring.

Upon a motion made by Director Dr. Noel O. Garza and seconded by Director Moreno, the Board unanimously accepted the **Glasscock & Bryan Road Project Sanitary Sewer Improvements** as presented.

Chairman Martin Garza invited Co-Interim City Manager J.P. Terrazas to report on the **Hoerner Street Project**. Mr. Terrazas reported that Developer Dolly Elizondo had signed the agreement related to the detention pond at Las Esperanzas Subdivision, a property she owns. Staff expect to go out for bids by mid-July with construction soon after. In the agreement, the City of Mission also committed to providing a credit for the detention pond discharge fees. Construction is estimated to reach \$1.5 million.

Upon a motion made by Director Dr. Noel O. Garza and seconded by Director Moreno, the Board unanimously accepted the **Hoerner Street Project** report as presented.

Chairman Martin Garza invited Co-Interim City Manager J.P. Terrazas to update on the **TIRZ Building (1301 E. 8th Street) Improvements**. Mr. Terrazas invited Architect Charlie Garcia with CG5 Architects and Heron Lugo with RDZ Group to report on the status of the building's

improvements. Mr. Terrazas mentioned that all ADA compliance improvements on the building had been completed, except the elevator, which is currently being installed. He also mentioned that the only area not remodeled was the area where CDBG is now located and said that once the elevator is installed, the plan is to move CDBG to the 2nd floor so that all five offices on the 1st floor are removed. Mr. Lugo mentioned that the elevator had been completed but that more material was needed in addition to what came with it, causing a little delay. He mentioned that the elevator has been tested and passed inspection and that a checklist had been sent to the manufacturer, OTIS. They are now waiting an inspector from OTIS to come down from San Antonio to inspect the elevator, along with the city's Code Enforcement Officers, to sign off on its performance and functionality. Mr. Terrazas mentioned that after that is completed, then a State Inspector with ADA will also certify that everything in the building and outside is ADA compliant. Mr. Terrazas said that he will coordinate a Ribbon Cutting of the new building with City staff, City Council and TIRZ soon thereafter. Everything should be completed by next month.

Upon a motion made by Vice Chair Chapa and seconded by Director Moreno, the Board unanimously accepted the **TIRZ Building (1301 E. 8th Street) Improvements** as presented.

Chairman Garza recognized Co-Interim J.P. Terrazas to report on the **Bryan Road Reconstruction & Drainage Improvements Project**. Mr. Terrazas mentioned that due to recent rain, the project has been delayed a few days, but the contractor brought in additional crew members to assist. He mentioned that the city has opened the street from FM 495 south to Gastel Street; but that the contractor, Venser Contractors LLC, is aware that they want to complete the project (\$6.2 million) before school starts in August. Towards IBC Bank on Bus. 83, crews are aligning that section and finalizing tie-ins with the water lines and storm drain. Crews will begin excavating next week at the detention pond that will be allocated by Bryan Elementary. The project is expected to be completed by September.

Upon a motion made by Director Dr. Noel O. Garza and seconded by Director Burleson, the Board unanimously accepted the **Bryan Road Reconstruction & Drainage Improvements Project**.

Regarding the **Taylor Road Project Phase II**: Mr. Terrazas welcomed Edgar Gonzalez, City Engineer, to report on this project, which involves the road extension from Business 83 to Mile 2 Road (Phase I extended Expressway 83 to Business 83). Phase II will mirror Phase I: two lanes each direction, left-turn lane, sidewalks, curbs/gutters, and railroad realignment (rail work ~ \$1.2 million). Mr. Gonzalez said that the road extension from Business 83 to Mile 2 is expected to be completed by mid-July, which is about 75% done. He reported that water lines are 80% complete between FM 495 & Business 83 on the Mission side, and on the McAllen side they are 30% complete. Crews will begin work on the storm system in July, particularly by the railroad crossing. The entire project is about 24%. Mr. Terrazas said that city staff continue to work with Contractor Gonzalez Engineering & Management, so that there are no traffic impediments or disruptions since one of the main traffic signals belongs to McAllen. He mentioned that both cities are working together for a successful completion of this project.

Upon a motion made by Vice Chair Chapa and seconded by Director Moreno, the Board unanimously accepted the **Taylor Road Phase II Project**.

At **4:37 PM**, Chairman Garza announced that the Mission Redevelopment Authority Board of Directors would be convening in closed session. Vice Chair Chapa moved to convene. Motion was seconded by Director Dr. Noel O. Garza and approved unanimously.

5. Closed Session Pursuant to V.T.C.A. Gov't Code Sections 551.071 and 551.087.

A. Deliberation regarding economic development negotiations or projects including but not limited to the following: Report from Executive Director as to potential project(s).

B. Consultation with Attorney.

The Mission Redevelopment Authority Board of Directors will reconvene in open session to take any action necessary.

At **5:42 PM**, Chairman Garza announced that the Mission Redevelopment Board of Directors were convening in open session. Director Dr. Noel O. Garza moved to convene. Motion was seconded by Director Burleson and approved unanimously.

Director Riddle left the meeting at 5:19 PM.

No action was taken.

6. Discussion and possible action to authorize the Executive Director to engage a consultant for the development strategy and planning for the future of Mission TIRZ No. 1 and other options available to the City of Mission.

Executive Director Garcia reported that we previously worked with consultant Travis James of TXP in Austin, who is familiar with the Mission community and the TIRZ. Staff contacted Mr. Austin to request short-term assistance; he agreed and submitted a proposal for on-call services not to exceed \$22,000 or 80 hours, billed at an hourly rate. Mr. Garcia reviewed the proposal with Financial Officer Joe Salazar and TIRZ legal counsel Gene Vaughan. Mr. Vaughan noted he reviewed the proposal and made minor edits to address options for creating a new TIRZ and potentially expanding the existing TIRZ, items not included in the original submission. Mr. Garcia recommends engaging Mr. Austin/TXP. The TXP proposal was not included in the meeting packet and Chairman Garza mentioned that he would have liked to see it prior to deciding on an engagement because he wanted to make sure that the items discussed in the recent TIRZ and City Council workshop were addressed. Mr. Vaughan read those topics as: assisting with establishing a new TIRZ, modifying the project and financing plan for an existing TIRZ, expanding TIRZ boundaries, negotiating development agreements, updating revenue forecasts, and revising TIRZ plans at a developer's request. Mr. Garcia said the Board could either defer to a second review or approve the engagement pending another legal review. Chairman Garza reiterated he wanted confirmation the proposal addresses the workshop items; Mr. Garcia assured him it does. Chairman Garza also asked whether TXP's fees match prior rates; Financial Officer Salazar confirmed the previous engagement was \$275 per hour, not to exceed \$16,500 (60 hours).

Upon a motion duly made by Director Dr. Noel O. Garza and being seconded by Director Burleson, the Board authorized the Executive Director to engage TXP for the development and planning strategy for the future of Mission TIRZ No. 1 and other options available to the City of Mission.

7. Discussion and possible action related to the transfer of the following project to its respective entity: El Milagro Phase I Project (Killam Development).

Executive Director Garcia said that since this project is complete and paid for, and per the Authority's auditors' advice, it must be removed from our financial records. The project, owned by the City of Mission, will be taken off our books and transferred to the city.

Upon a motion duly made by Vice Chair Chapa and seconded by Director Moreno, the Board approved the transfer of El Milagro Phase I Project (Killam Development), to the City of Mission.

8. Acceptance of Adjusted Financial Reports for May 2026.

Financial Officer Joe Salazar presented the Adjusted Financial Report for May 2026.

Upon a motion made by Vice Chair Chapa and seconded by Director Moreno, the Board unanimously accepted the Adjusted Financial Report for the month of May 2026 as presented.

10. Approval of invoices for June 2026.

Finance Officer Joe Salazar presented the invoices for the month of June. Mr. Salazar mentioned that nothing was out of the ordinary and invoices presented were routine.

Upon a motion made by Director Burleson and seconded by Director Dr. Noel O. Garza, the Board unanimously approved all invoices for the month of June 2026.

10. Adjournment.

As there was no further business to discuss, upon a motion made by Vice Chair Chapa and seconded by Director Burleson, the Board unanimously voted to adjourn the meeting at 6:00 PM.

By: _____

Attest: _____

Printed Name: Martin Garza

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

Date: _____

Date: _____

**Mission Redevelopment Authority
Board of Directors Meeting
August 24, 2026**

MINUTES

Call to Order, Establishment of Quorum

The Board of Directors of the Mission Redevelopment Authority (MRA) held a regular meeting open to the public, in person, August 24, 2026, at 4:00 PM, at 801 N. Bryan Road, Mission Texas, and the roll was called of the duly appointed members of the Board, to-wit:

Martin Garza, Chairman
Albert X. Chapa, Vice Chairman
Aissa I. Garza, Secretary
Hector Moreno
Andrew C. Riddle
Dennis Burleson
Dr. Noel O. Garza

All the above were present except Vice Chair Albert X. Chapa and Director Riddle. Also present were, Attorney Gene Vaughan, J.P. Terrazas, Joe Salazar, Renato Rodriguez, Ruben James de Jesus, Councilwoman Marissa Gerlach, Stephanie Mendiola, Charlie Garcia, Damien Tijerina, Judy Vega, and Executive Director Teclo J. Garcia.

1. Call Meeting to Order at 4:04 PM.

Chairman Martin Garza opened the meeting with a welcome to all. He recognized and thanked Councilwoman Marissa Gerlach for joining the meeting.

2. Citizens' Participation: None.

3. Approval of minutes: June 22, 2026.

There being no changes or corrections, upon a motion made by Director Burleson and seconded by Director Dr. Noel O. Garza, the Board unanimously approved the Board meeting minutes of June 22, 2026.

Secretary Aissa I. Garza joined the meeting at 4:08 PM.

4. Acceptance of Project Reports:

El Milagro Phase I Project – No report was presented.

Inspiration Rd./Military Parkway Loop Phases II and III – Chairman Martin Garza recognized Damien Tijerina, P.E., of L&G Engineering. For Phase II, Mr. Tijerina reported that the City of Mission would like to combine its utility and roadway plans into a joint bid. L&G has reviewed the plans for conflicts and provided comments. A complete set of plans is expected within two to three weeks for submission of the bid package to TxDOT. AT&T, AEP, and Texas Gas are nearly complete with their utility designs and are expected to provide schedules to the City.

For **Phase III**, three Inspiration Road parcels remain in the ROW acquisition process. Parcel Nos. 12, 20, and 28 are expected to be finalized by the end of September 2026. No additional ROW acquisition fees are anticipated, and any remaining project funds are expected to be transferred to the Military Parkway project. Chairman Garza requested the final amount available for rollover upon completion.

Co-Interim City Manager J.P. Terrazas reported that the City is finalizing its in-house utility design, estimated at approximately \$2 million, with L&G assisting in reviewing the design for potential conflicts with the drainage system. Final cost estimates and a funding requisition are expected at the next Board meeting.

Upon a motion made by Secretary Aissa I. Garza and seconded by Director Moreno, the Board unanimously accepted the **Inspiration Road/Military Parkway Loop Phases II and III** report as presented.

Tierra Dorada Sanitary Sewer Improvements Project – Chairman Garza recognized Ruben James de Jesus, P.E., of Melden & Hunt, Inc. Mr. de Jesus reported that the project has reached substantial completion. The lift station pad has been poured, power is connected, and M&H is scheduling pump testing. Minor cleanup and miscellaneous items remain, with final closeout expected within a few weeks. No additional change orders are anticipated. Final project numbers will be presented upon closeout.

Upon a motion made by Secretary Aissa I. Garza and seconded by Director Moreno, the Board unanimously accepted the **Tierra Dorada Sanitary Improvements Project** as presented.

Inspiration Road Trunklines (Sanitary Sewer Master Plan) – Mr. de Jesus reported that the design has been finalized and specifications will be submitted to City procurement for advertisement authorization. Materials are readily available, and no significant lead times are anticipated. Bid letting is expected in September.

Upon a motion made by Director Burleson and seconded by Director Dr. Noel O. Garza, the Board unanimously accepted the **Inspiration Road Trunklines (Sanitary Sewer Master Plan)** report as presented.

Walsh Road Expansion Project – Mr. de Jesus reported that the project extends approximately ¼ mile from Perez Street to Frontage Road. Plans are finalized and TxDOT permits have been obtained. The project includes a 60-foot ROW and a 36-foot curb section. The remaining ROW is under appraisal, and the condemnation process has begun for one property. A court hearing date is pending, with an update to be provided at the next Board meeting.

Upon a motion made by Director Dr. Noel O. Garza and seconded by Secretary Aissa I. Garza, the Board unanimously accepted the **Walsh Road Expansion Project** report as presented.

Glasscock & Bryan Road Sanitary Sewer Improvements Project – Mr. de Jesus reported that all testing is complete and RDH Contractors are preparing to begin boring. Excavators are on site, and bore holes are expected to begin within a few weeks. Dewatering and water control measures will continue throughout the boring process. No road closures are anticipated.

Upon a motion made by Secretary Aissa I. Garza and seconded by Director Moreno, the Board unanimously accepted the **Glasscock & Bryan Road Sanitary Sewer Improvements Project** as presented.

Hoerner Street Project – Co-Interim City Manager J.P. Terrazas reported that bidding has begun and is expected to conclude by the end of the following week. Developer Dolly Elizondo has signed the agreement regarding the detention pond at Las Esperanzas Subdivision, and all documents are in place. The City has committed to providing a credit for detention pond discharge fees. Construction is estimated at approximately \$1.5 million.

Upon a motion made by Secretary Aissa I. Garza and seconded by Director Moreno, the Board unanimously accepted the **Hoerner Street Project** report as presented.

TIRZ Building (1301 E. 8th Street) Improvements – Co-Interim City Manager J.P. Terrazas reported that remodeling is complete and the City's Media Department is expected to move into the building within two weeks. Renato Rodriguez of RDZ Group reported that elevator installation is progressing and is expected to be completed by the next Board meeting. Delays were related to materials, electrical issues, and mechanical concerns. State inspection requirements remain in process.

Upon a motion made by Secretary Aissa I. Garza and seconded by Director Moreno, the Board unanimously accepted the **TIRZ Building (1301 E. 8th Street) Improvements** as presented.

Bryan Road Reconstruction & Drainage Improvements Project – Co-Interim City Manager J.P. Terrazas reported that the area between FM 495 and Ursula is open to northbound and southbound traffic. Work is continuing near the school and on the detention pond, along with utility adjustments and alignments. Mission Cisd has donated two properties for parking and detention pond purposes. The project is expected to be completed by September. Venser Contractors LLC is the lead contractor.

Upon a motion made by Secretary Aissa I. Garza and seconded by Director Dr. Noel O. Garza, the Board unanimously accepted the **Bryan Road Reconstruction & Drainage Improvements Project**.

Taylor Road Project Phase II – Mr. Terrazas reported that the Business 83/Taylor Road intersection has reopened following construction. Phase II extends from Business 83 to Mile 2 Road and includes two lanes in each direction, a left-turn lane, sidewalks, curbs/gutters, and railroad realignment. The traffic signal is operational. Mission utility work is approximately 90% complete, while water line installation on the McAllen side is approximately 50% complete. Both cities continue coordinating on the project.

Upon a motion made by Director Burleson and seconded by Director Moreno, the Board unanimously accepted the **Taylor Road Phase II Project**.

El Milagro Phase I – Secretary Aissa I. Garza noted that no project report had been presented for several months. Executive Director Garcia reported that he has requested updates from Killam Development but has not received further reports or seen representatives at Board meetings. Chairman Garza requested information regarding the status of the development and any construction permits. Mr. Garcia reported that electrical work has been observed, but no residential construction has been seen. Mr. Terrazas reported that he has been communicating with Dr. Rolando Ortiz regarding an agreement for maintenance of the railroad crossing at Los Indios Roadway; the agreement has been sent to the developer for review.

At **4:57 PM**, Chairman Garza announced that the Mission Redevelopment Authority Board of Directors would convene in closed session. Secretary Aissa I. Garza moved to convene, seconded by Director Dr. Noel O. Garza. The motion was unanimously approved.

5. Closed Session Pursuant to V.T.C.A. Gov't Code Sections 551.071 and 551.087.

- A. Deliberation regarding economic development negotiations or projects including but not limited to the following: Report from Executive Director as to potential project(s).**
- B. Consultation with Attorney.**

At **5:12 PM**, Chairman Garza announced that the Board was reconvening in open session. Secretary Aissa I. Garza moved to reconvene, seconded by Director Dr. Noel O. Garza. The motion was unanimously approved.

No action was taken.

6. Discussion and possible action to approve a first amendment to reimbursement agreement between the Mission Redevelopment Authority and the City of Mission related to the Bryan Road Reconstruction & Drainage Improvements Project.

Executive Director Garcia reported that the amendment relates to a \$97,370.00 Change Order for a traffic light upgrade at Bryan Road and FM 495. The Change Order will be paid from the General Fund rather than bond funds. The reimbursement agreement will increase from \$6,500,000.00 to \$6,597,370.00. Secretary Aissa I. Garza noted an incorrect amount in the agreement, which will be corrected.

Discussion included remaining project funds, pending pay applications, and a potential outstanding engineering invoice related to the redesign of Bryan Road. Legal Counsel Gene Vaughan stated that the invoice would need to be reviewed for statute-of-limitations issues. Chairman Garza requested that the current Change Order be addressed separately from the redesign matter and recommended including contingencies in future projects to avoid using General Fund resources.

Subject to the correction noted by Secretary Aissa I. Garza, upon a motion made by Director Burleson and seconded by Secretary Aissa I. Garza, the Board approved the first amendment to the reimbursement agreement in the amount of \$6,597,370.00, with the \$97,370.00 Change Order to be paid from the General Fund.

7. Discussion and possible action to approve a reimbursement agreement between Mission Redevelopment Authority and the City of Mission related to the Citriana Street Drainage Project.

Executive Director Garcia reported that the project is a bond-funded project in the amount of \$1.3 million. The Authority's share is \$1.3 million, with the remaining project costs funded through other City grants and sources. Mr. Terrazas stated that the project recently began and will be included in future project reports.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Moreno, the Board approved the reimbursement agreement related to the Citriana Street Drainage Project in the amount of \$1.3 million.

8. Selection of firm for the Authority's audit services.

Mr. Garcia proposed advertising for audit service proposals and bringing the matter back to the Board next month for selection. Secretary Aissa I. Garza volunteered to assist staff in evaluating the proposals. No other Board members volunteered.

No action was taken.

9. Discussion and possible action regarding the acceptance of General Fund and Debt Service Fund Investment Reports for quarter ending June 30, 2026.

Financial Officer Joe Salazar presented the General Fund and Debt Service Fund Investment Reports for the quarter ending June 30, 2026.

There being no corrections or additions, upon a motion made by Secretary Aissa I. Garza and seconded by Director Dr. Noel O. Garza, the Board accepted the reports as presented.

10. Discussion and possible action to approve Amendment to the Authority's Fiscal Year 2026 Budget.

Financial Officer Joe Salazar presented the proposed amendment as a year-end housekeeping item affecting the General Fund, Capital Projects Fund, and Debt Service Fund. The amendments adjust revenue and investment estimates, bond proceeds, project expenditures, bond issuance costs, and transfers related to the 2026 bond issuance and reserve requirements.

Upon a motion made by Secretary Aissa I. Garza and seconded by Director Moreno, the Board unanimously approved the Amendment to the Authority's Fiscal Year 2026 Budget.

11. Discussion regarding the Authority's preliminary Budget for Fiscal Year 2027.

Executive Director Garcia presented the preliminary FY 2027 Budget for Board review and stated that it was not presented for approval. He noted that there were no major changes from the prior year's budget and that 2025 figures were included for reference. Board members were invited to contact Mr. Garcia or Financial Officer Joe Salazar with questions.

No action was taken.

12. Acceptance of Adjusted Financial Reports for June & July 2026.

Financial Officer Joe Salazar presented the Adjusted Financial Reports for June and July 2026. In response to a question from Secretary Aissa I. Garza, Mr. Salazar reported that County funding had not yet been received but had been requested.

There being no corrections or additions, upon a motion made by Secretary Aissa I. Garza and seconded by Director Bursleson, the Board unanimously accepted the Adjusted Financial Reports for June and July 2026 as presented.

13. Approval of invoices for August 2026.

Finance Officer Joe Salazar presented the August 2026 invoices and reported that they were routine, and nothing was out of the ordinary.

Upon a motion made by Secretary Aissa I. Garza and seconded by Director Moreno, the Board unanimously approved all invoices for August 2026.

14. Executive Director's Report

None.

15. Adjournment.

There being no further business, upon a motion made by Secretary Aissa I. Garza and seconded by Director Moreno, the Board unanimously voted to adjourn the meeting at 6:09 PM.

By: _____

Attest: _____

Printed Name: Martin Garza

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

Date: _____

Date: _____

**Mission Redevelopment Authority
Board of Directors Special Meeting
September 10, 2026**

MINUTES

Call to Order, Establishment of Quorum

The Board of Directors of the Mission Redevelopment Authority (MRA) held a special meeting open to the public, in person, September 10, 2026, at 4:00 PM, at 801 N. Bryan Road, Mission Texas, and the roll was called of the duly appointed members of the Board, to-wit:

Martin Garza, Chairman
Albert X. Chapa, Vice Chairman
Aissa I. Garza, Secretary
Hector Moreno
Andrew C. Riddle
Dennis Burleson
Dr. Noel O. Garza

All the above were present. Participating in the teleconference was Secretary Aissa I. Garza. Also present were, Attorney Gene Vaughan, Joe Salazar, Edgar Gonzalez, Stephanie Mendiola, Mayor Norie Gonzalez Garza, and Judy Vega.

1. Call Meeting to Order at 4:06 PM.

Chairman Martin Garza opened the meeting with a welcome to all. He recognized and thanked Mayor Norie Gonzalez Garza for joining the meeting.

2. Citizens' Participation: None.

At **4:08 PM**, Chairman Garza announced that the Mission Redevelopment Authority Board of Directors would be convening in closed session. Vice Chair Chapa moved to convene. The motion was seconded by Director Riddle and approved unanimously.

3. Closed Session Pursuant to V.T.C.A. Gov't Code Sections 551.074 and 551.071.

- A. Deliberation regarding personnel matters, including but not limited to the following:
Executive Director Position**
- B. Consultation with Attorney.**

The Mission Redevelopment Authority Board of Directors will reconvene in open session to take any action necessary.

At **5:14 PM**, Chairman Garza announced that the Mission Redevelopment Board of Directors were convening in open session. Vice Chairman Albert Chapa moved to convene. The motion was seconded by Director Dr. Noel O. Garza and approved unanimously.

The following motions were made:

Regarding Personnel Matters:

Upon a motion made by Director Riddle and seconded by Director Moreno, the Board unanimously voted to name J.P. Terrazas Acting Executive Director for the Mission Redevelopment Authority and Tax Increment Reinvestment Zone #1, effective September 10, 2026 to December 31, 2026.

Upon a motion made by Director Riddle and seconded by Director Dr. Noel O. Garza, the Board unanimously voted to compensate J.P. Terrazas the amount as discussed in closed session.

Regarding Consultation with Attorney:

Upon a motion made by Director Riddle and seconded by Director Moreno, the Board unanimously approved a Ninth Amendment to the Interim Administrative Services Agreement between the Mission Redevelopment Authority and the City of Mission with a change on the amount of the agreement from \$12,376.00 to \$9,649.00 per month, effective September 10, 2026 to December 31, 2026.

4. Adjournment.

As there was no further business to discuss, upon a motion made by Director Burleson and seconded by Vice Chair Chapa, the Board unanimously voted to adjourn the meeting at 5:18 PM.

By: _____

Attest: _____

Printed Name: Martin Garza

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

Date: _____

Date: _____

**Mission Tax Increment Reinvestment Zone
Board of Directors Special Meeting
June 22, 2026**

MINUTES

Call to Order, Establishment of Quorum

The Board of Directors of the Mission TIRZ #1, held a meeting open to the public, in person, on June 22, 2026 at 801 N. Bryan Road, Mission, Texas and at 6:01 PM, the roll was called of the duly appointed members of the Board, to-wit:

Martin Garza, Chairman
Albert X. Chapa, Vice Chairman
Aissa I. Garza, Secretary
Hector Moreno
Andrew C. Riddle
Dennis Burleson
Dr. Noel O. Garza

All the above were present except Secretary Aissa I. Garza and Director Riddle. Also present were, Attorney Gene Vaughan, J.P. Terrazas, Joe Salazar, Judy Vega, and Executive Director Teclo J. Garcia.

1. Call meeting to order and establish quorum.
2. Consent Agenda:
 - A. Approve minutes of the May 19, 2026 and Special Meeting of May 20, 2026 of the TIRZ #1.
 - B. Ratify all actions taken by the Mission Redevelopment Authority Board of Directors at the June 22, 2026 meeting.
3. Adjournment.

Upon a motion made by Director Burleson and seconded by Vice Chair Chapa, the Board unanimously approved the Consent Agenda.

Executive Director Teclo J. Garcia recommended canceling the July Board meeting(s) because the agenda is expected to be light. Chairman Garza sought the Board's input, and members agreed. The next Board meetings will be in August and specific dates will be announced later.

As there was no further business for the board to consider, upon a motion duly made by Vice Chair Chapa and seconded by Director Dr. Noel O. Garza, the Board unanimously voted to adjourn the meeting at 6:03 PM.

By: _____

Attest: _____

Printed Name: Martin Garza

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

Date: _____

Date: _____

**Mission Tax Increment Reinvestment Zone
Board of Directors Special Meeting
August 24, 2026**

MINUTES

Call to Order, Establishment of Quorum

The Board of Directors of the Mission TIRZ #1, held a meeting open to the public, in person, on August 24, 2026 at 801 N. Bryan Road, Mission, Texas and at 6:10 PM, the roll was called of the duly appointed members of the Board, to-wit:

Martin Garza, Chairman
Albert X. Chapa, Vice Chairman
Aissa I. Garza, Secretary
Hector Moreno
Andrew C. Riddle
Dennis Burleson
Dr. Noel O. Garza

All the above were present except Vice Chair Albert X. Chapa and Director Riddle. Also present were, Attorney Gene Vaughan, J.P. Terrazas, Joe Salazar, Ruben James de Jesus, Councilwoman Marissa Gerlach, Judy Vega, and Executive Director Teclo J. Garcia.

1. Call meeting to order and establish quorum.
2. Consent Agenda:
 - A. Approve minutes of the June 22, 2026 meeting of the TIRZ #1.
 - B. Ratify all actions taken by the Mission Redevelopment Authority Board of Directors at the August 24, 2026 meeting.
3. Adjournment.

Upon a motion made by Secretary Aissa I. Garza and seconded by Director Burleson, the Board unanimously approved the Consent Agenda.

As there was no further business for the board to consider, upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Moreno, the Board unanimously voted to adjourn the meeting at 6:11 PM.

By: _____

Attest: _____

Printed Name: Martin Garza

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

Date: _____

Date: _____

**Mission Tax Increment Reinvestment Zone
Board of Directors Special Meeting
September 10, 2026**

MINUTES

Call to Order, Establishment of Quorum

The Board of Directors of the Mission TIRZ #1, held a special meeting open to the public, in person, on September 10, 2026 at 801 N. Bryan Road, Mission, Texas and at 5:19 PM, the roll was called of the duly appointed members of the Board, to-wit:

Martin Garza, Chairman
Albert X. Chapa, Vice Chairman
Aissa I. Garza, Secretary
Hector Moreno
Andrew C. Riddle
Dennis Burleson
Dr. Noel O. Garza

All the above were present. Participating in the teleconference was Secretary Aissa I. Garza. Also present were, Attorney Gene Vaughan, Joe Salazar, Edgar Gonzalez, Stephanie Mendiola, Mayor Norie Gonzalez Garza, and Judy Vega.

1. Call meeting to order and establish quorum.

2. Consent Agenda:

A. Ratify all actions taken by the Mission Redevelopment Authority Board of Directors at the special meeting of September 10, 2026.

3. Adjournment.

Upon a motion made by Director Riddle and seconded by Director Moreno, the Board unanimously approved the consent agenda.

As there was no further business for the board to consider, upon a motion made by Director Riddle and seconded by Director Dr. Noel O. Garza, the Board unanimously voted to adjourn the meeting at 5:20 PM.

By: _____

Attest: _____

Printed Name: Martin Garza

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

Date: _____

Date: _____

**PLANNING AND ZONING COMMISSION
AUGUST 5, 2026
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

David Villarreal
Irene Thompson
Connie Garza
Diana Izaguirre
Kevin Sanchez
Steven Alaniz

P&Z ABSENT

Raquenel Austin

STAFF PRESENT

Gabriel Ramirez
Susie De Luna
Xavier Cervantes
Alex Hernandez
Elisa Zurita
Jessica Munoz

GUEST PRESENT

Grecia Ramirez
Jose Ramirez
Jorge J. Escobar Jr.
Nicolas Camacho
Oscar Alejandro
Kathryn Resendez
Keith Mora
Sergio Salinas
Sonia Salinas
Rafael Mendez

CALL TO ORDER

Chairwoman Izaguirre called the meeting to order at 5:30 p.m.

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR JULY 15, 2026

Chairwoman Izaguirre asked if there were any corrections to the minutes for July 15, 2026. Ms. Thompson moved to approve the minutes as presented. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:30 p.m.

Ended: 5:31 p.m.

Item #2

Discussion and possible action on matters related to a Plat Approval Subject to Conditions for the proposed Griffin Gardens Subdivision located along the South side of Griffin Parkway approximately 140 feet East of N. Holland Avenue, being a tract of land containing 10.399 acres out of Lot 24-5, West Addition to Sharyland Subdivision, Developer: 3BU Family Limited Partnership, Engineer: Melden & Hunt, Inc.

Mr. Ramirez stated the Subdivision is located along the South side of Griffin Parkway approximately 140 feet East of N. Holland Avenue. The proposed land uses for this subdivision are consistent with the surrounding areas of commercial and residential. Griffin Gardens Subdivision proposes the North lots 1-3 for commercial use and the South lots 1-30 to be used for townhomes with 2 detention areas. The average proposed townhouse lot will measure 40 feet in width by 110 feet in depth, 12 lots will be considered irregular, all being consistent with the proposed new lot size minimums for an R-1T Townhouse residential zone. The site will have frontage to W. Griffin Parkway. The internal public streets are 32 feet back-to-back, within 50 feet right-of-way. This subdivision is only accessible from W. Griffin Parkway. Water and sanitary sewer will be serviced by the City of Mission. The generated

storm runoff shall be collected and conveyed by an onsite storm drainage system, consisting of curb inlets, storm drain lines, outfling to a proposed onsite detention pond. The said ponds will be discharged via two 8-inch bleeder lines into two separate existing TxDOT inlets located on the South side of Griffin Parkway permit # 660130. The Capital Sewer Recovery Fees (\$200xlot for residential) (\$750xacre for commercial), Park Fees (\$675xlot), and Conveyance or Payment of Water Rights (\$3000xacre) will be imposed. Water District Exclusions and all other format findings will be complied with prior to plat recording. All items on the subdivision checklist will be addressed prior to recording the plat. Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment of Park Fees, Conveyance or Payment of Water Rights, Water District Exclusions, and approval of the infrastructure from the different City departments as per the approved construction plans.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the request for Plat Approval subject to conditions. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:31 p.m.

Ended: 5:32 p.m.

Item #3

Discussion and possible action on matters related to a Replat Approval Subject to Conditions for the proposed Ulloa Subdivision being the resubdivision of Lot 1, Eladar Subdivision, located along the East side of Inspiration Road approximately 500 feet North of U.S. Expressway 83 (IH2), Developer: Jose P. Ulloa and Maria Celia Ulloa, Engineer: Salinas Engineering & Assoc. – Cervantes

Mr. Ramirez stated that the site is located along the East side of Inspiration Road approximately 500 feet North of Expressway 83 (IH2). The land use of single-family residential lots will remain the same for this project. This replat will consist of 7 new lots with an average proposed lot size of 65.25 feet in width by 95.79 feet in depth. Lots 1-4 will have frontage to Inspiration Road and Lots 5-7 will have frontage to Jay Street, both being public streets. Water and sanitary sewer will be serviced by the City of Mission and the drainage report has been reviewed and approved by the City's Engineering department. The Capital Sewer Recovery Fees (\$200xlot for residential) and Park Fees (\$675xlot) will be imposed. All items on the subdivision checklist will be addressed prior to recording the plat. Staff recommend approval of the Replat of Ulloa Subdivision subject to conditions: Payment of Capital Sewer Recovery Fees, Payment of Park Fees, and approval of the infrastructure from the different City departments as per the approved construction plans.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the request for Plat Approval subject to conditions. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:32 p.m.

Ended: 5:51 p.m.

Item #4

Being Lot 6, Block 81,

**Original Townsite of Mission Subdivision,
located at 400 Oblate Avenue**

R-1 to R-2

Nicolas Camacho & Oscar Alejandre

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Single-family Residential District ("R-1") to Duplex-fourplex Residential District ("R-2") to develop a duplex apartment complex at the site. The property is located at the Northeast corner of E. 4th Street and Oblate Avenue. The lot of record has 7,500 square feet in area and measures 50 feet along Oblate Avenue and 150 feet along E. 4th Street. The surrounding zoning is Single-family Residential (R-1) District to the North, East and West and Public (P) District to the South. The surrounding land uses include single-family homes to the North, East, and West. The Roosevelt Alternative School is located across the street to the South. There is an unpaved alley along the East side of the property. The subject property is vacant. There was comprehensive rezoning for this neighborhood in the year 2006. The City Council's vision at the time was to only allow single-family homes for future construction. As a result of the downzoning, there are several small apartment complexes in the neighborhood that are considered legal nonconforming uses. A map depicting these complexes is included in the meeting packet. The Future Land Use Map shows the property designated for low-density residential uses. The requested rezoning is not in line with the comprehensive plan. Notices were mailed to 19 surrounding property owners. Planning staff has received one phone call in opposition to the rezoning. Staff recommends denial of the rezoning request. The requested rezoning is not in line with the comprehensive plan.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

Ms. Sonia Salinas, a resident of 403 Oblate Avenue living directly across the street from the site, formally opposes the proposed zoning change from residential to commercial for a multi-family development. While Ms. Salinas does not object to the construction of a single-family home, she strongly objects to a duplex or fourplex structure. She highlights that the neighborhood consists of long-standing family homes and urges the preservation of this established character. Furthermore, Ms. Salinas asks the board to consider the permanent nature of a commercial zoning designation, warning that it could set a dangerous precedent for future commercial encroachment. She notes that her own investment in the neighborhood was driven by family ties, as her mother lives just two blocks away. She argues that the transition to multi-family or commercial use would bring a disruptive influx of vehicles, people, parking demands, lighting, noise, deliveries, and traffic congestion. Ultimately, she emphasizes that the area is not merely lines on a zoning map, but a vibrant community of families whose privacy and daily lives would be negatively impacted, and she respectfully requests that the board deny the zoning application.

Mr. Jorge Escobar Jr., a resident of 419 Oblate Avenue, grew up in the area and formally opposes the proposed zoning change. He requests that the property retain its single-family residential designation to preserve the long-standing character of the neighborhood. Mr. Escobar notes that the area already experiences significant nighttime traffic and suspicious activity, particularly near Francisco and Rafael Ramirez streets, where individuals loiter late at night without effective law

enforcement intervention. He expressed concern that introducing multi-family housing, such as a duplex or fourplex, will exacerbate these safety issues and attract further unwanted activity to an area where children live. He firmly believes the neighborhood should remain exclusively dedicated to single-family homes, as desired by the local residents, and suggests that multi-family developments be relocated to existing apartment zones.

Mr. Nicolás Camacho, a property owner who currently resides in McAllen, Texas, explained that he and his partner have been searching for a lot for quite some time to build a nice, quiet place to live. After driving by this specific corner lot, they were drawn to it because of the surrounding family homes. Mr. Camacho emphasizes that their primary intention is to reside on the property themselves rather than developing it strictly to sell or rent out both units. While the adjoining second unit of the duplex represents a minor investment, they plan to carefully choose who lives next to them. Furthermore, Mr. Camacho notes that as middle-aged men, they are seeking a peaceful lifestyle and will not bring chaos or parties to the neighborhood. Having frequented the area throughout the year, they appreciate the community and aim to beautify the specific lot by building from the ground up. He believes their development will bring positive value to the area and respectfully requests approval for the project.

Mr. Javier Flores, a resident of 318 Miller Avenue, formally opposes the zoning change and requests that the property remain designated for single-family housing. Having been born and raised in the area, and having personally owned the lot in question for over 25 years, Mr. Flores possesses a deep historical connection to the neighborhood. He notes that the area is part of the original townsite with a 100-year history where his parents were early residents, and he expresses concern over a visible decline in the neighborhood over time. Drawing from his 30-year career with Homeland Security, Mr. Flores emphasizes the importance of community stability. While acknowledging that not all multi-family property investors neglect their responsibilities, his daily observations indicate that primary homeowners who reside on their properties demonstrate a higher level of care and long-term commitment to the neighborhood. Consequently, he strongly advocates for maintaining the single-family zoning to preserve the integrity of the historic community.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

Chairwoman Izaguirre questioned the timeline and circumstances regarding the approval of existing apartment complexes located immediately adjacent to the property. She pointed out that there is already one multi-family development located just two lots away from the specified location, as well as another apartment building situated on the left-hand side of the area.

Mr. Cervantes indicated that the apartment complexes in question were likely constructed prior to the year 2006.

Chairwoman Izaguirre observed that the apartment complexes appear to be newer in construction compared to the surrounding buildings in the area.

Ms. Thompson suggested that the newer appearance of the apartment complexes could be attributed to a recent roof replacement, particularly if the structures themselves are significantly older.

Mr. Sanchez questioned whether the city or the current owners held possession of those properties prior to 2006.

Mr. Cervantes confirmed that, based on his conversations with neighborhood residents and his own observations, all of those apartment buildings appear to be old.

The board discussed the construction timeline of the apartments.

Chairwoman Izaguirre stated that the apartment was built in 1997 and purchased in 2012.

Ms. Thompson asked if staff could return to the vicinity map showing all multifamily developments, inquiring if the property labeled as number 1 was already constructed.

Chairwoman Izaguirre clarified that the property incorrectly labeled as number 2 was the one built in 1997.

Mr. Sanchez added that this occurred before 11th Street and Francisco Street.

Chairwoman Izaguirre asked for confirmation on whether the properties were purchased in 2012.

Ms. Garza sought confirmation that the properties were built in 1997.

Chairwoman Izaguirre confirmed that they were built in 1997.

Ms. Thompson noted that the appraisal district records show active construction.

Ms. Garza recalled that when the Council acted regarding the apartments, their primary intent was to establish regulatory control and prevent unregulated apartment developments throughout the city.

Ms. Thompson asked for clarification on whether the property labeled as number 2 was the one built in 1997.

Chairwoman Izaguirre also inquired about the property located on the left-hand side.

Ms. Thompson inquired about the location of the apartment complex.

Mr. Sanchez stated that the location was 416 Oblate Avenue

Chairwoman Izaguirre noted that there has been no construction in that area on Francisco Street. She asked if there had been any construction for apartments or for any other types of developments.

Mr. Cervantes stated that it used to be owned by the owner, adding that it is an older neighborhood that is mostly fully developed.

Chairwoman Izaguirre asked if the recommendation for denial was based solely on what had been approved in 2006.

Mr. Cervantes stated that the recommendation was based on the vision of the City Council from 2006, as well as the guidelines established in the city's comprehensive plan.

Ms. Thompson noted that the property on lot 2, block 81, was constructed in 1990, although older improvements on the site date back to 1979. She added that the effective build date is listed as 1990, with a potential apartment addition built in 2020.

Chairwoman Izaguirre asked if duplexes were considered single-family residential properties.

Mr. Cervantes stated that duplexes are not considered single-family, clarifying that they require R2 zoning, which allows for a duplex, a triplex, or a fourplex.

Ms. Thompson stated that she understood the concept of wanting to maintain single-family neighborhoods, but she did not see the area undergoing significant revitalization yet. She noted that while people in certain parts of the county are revitalizing older homes in sporadic locations, it is not happening extensively in this area. She added that there is a hodgepodge of multifamily developments scattered throughout, and she questioned what would happen if one of those existing multifamily structures burned to the ground.

Mr. Cervantes clarified that any such property would have to be replaced with a single-family home. He explained that there are currently existing structures that do not comply with the current ordinance, adding that if any of the properties highlighted in yellow were to burn to the ground, only a single-family residence would be permitted in order to comply with the new regulations.

Ms. Thompson noted that the property owners could feasibly apply for rezoning back to whatever classification the property held previously.

Mr. Cervantes confirmed that property owners would be able to apply for that rezoning.

Ms. Thompson inquired about the specific damage threshold, asking if a standard existed, such as 40% damage, to determine what regulations would apply.

The staff answered that the damage threshold is 50%.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to deny the rezoning request. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:51 p.m.

Ended: 5:51 p.m.

Item #5

Conditional Use Permit:

**An Event Center – Charmed Event Venue
Being Lot 19, Sparks & Townsend Plaza,
Located at 2704 E. Griffin Parkway, Suite A1
(C-3)
Kathryn Resendez**

Mr. Cervantes stated the subject site is located along the South side of E. Griffin Parkway (F.M. 495) approximately 450 feet West of Taylor Road. Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Event Center requires the approval of a conditional use permit by the City Council. The applicant is leasing a suite for an Event Center that will be named “Charmed Event Venue”. Proposed activities: The venue features several types of events and private gatherings. The

proposed hours of operation are as follows: Every day from 11:00 a.m. to 8:00 p.m. Staff will be 2 employees. Parking: There are a total of 103 parking spaces held in common for the plaza. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (62) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1) approval for one (1) year; 2) Must comply with all City Codes (Building, Fire, Health, etc.); 3) Hours of operation are Every day from 11:00 a.m. to 8:00 p.m.; 4) Must comply with the noise ordinance; 5) Acquisition of a business license prior to occupancy; 6) CUP not be transferable to others; and 7) Maximum occupancy is 25 people.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the conditional use permit request. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:51 p.m.

Ended: 5:54 p.m.

Item #6

Conditional Use Permit:

**The Sale & On-Site Consumption of Alcoholic Beverages
– El Chin Chin to Go within an approved Food Truck Park
Being Lot 1, Block, Santa Lucia Development Subdivision,
located at 2509 Colorado Street, Suite 102.**

(C-3)

Delegar, LLC

c/o Jose Sarmiento

Mr. Cervantes stated the subject site is located at the Northwest corner of Colorado and Taylor Road along the North side of Colorado Street. Pursuant to Section 1.56 (11)(G) of the City of Mission Code of Ordinances, the Sale and onsite consumption of Alcoholic Beverages requires the approval of a conditional use permit by the City Council. The applicant is leasing a container in an approved Mobile Food Truck Park to offer shrimp cocktails, ceviche, aguachiles, and micheladas. He would like to offer alcohol with his meals. Access to the site will be off of Colorado or S. Taylor Road through existing 24' driveways. The proposed hours of operation are as follows: Friday, Saturday and Sunday from 11:00 a.m. to 6:00 p.m. Staff: 4 employees. Parking: The Mobile Food Park measures 134' x 72' for a total of 9,648 sq.ft. Based on the square footage, they are required to have 27 parking spaces. The landlord has a total of 67 parking spaces available in this area and has submitted a

written agreement to use the parking spaces from the commercial plaza if needed. Sale of Alcohol: Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. There is a residential subdivision within 300 feet; however, P&Z and City Council have waived this separation requirement in previous conditional use permits. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (17) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval with the conditions below: 1) Approval for a 1-year permit to continue to assess this new operation; 2) Waiver of the 300' separation requirement from residential homes; 3) Must comply with all City Codes (Building, Fire, Health, etc.); 4) Hours of Operation are every day from 11:00 a.m. to 11:00 p.m.; 5) Must comply with the noise ordinance; 6) Acquisition of a business license before occupancy; 7) CUP is not transferable to others; and 8) Alcoholic beverages shall not leave the premises at any time.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

Mr. Jose de Leon, owner of La Ganadera, expressed interest in opening a separate location in Mission. He inquired if the site would be a suitable spot to open a second location of Chin Chin, noting that the establishment would serve ceviche's, cold seafood, enchiladas, and beer.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Ms. Thompson asked what had occupied the site previously and inquired if it had been a food truck location before.

Mr. Cervantes stated that it had not been a food truck location, clarifying that only the container was present and that it would remain the same, with containers situated in the middle.

Chairwoman Izaguirre stated that the board had received information indicating the site would feature multiple distinct mobile food units offering a variety of food options.

Staff stated that the project had been approved for different food trucks.

Mr. Sanchez asked for confirmation that the property is sealed in accordance with (TABC) guidelines.

Mr. Cervantes confirmed that they must comply, adding that staff had met with the applicant to review the requirement and that the property is properly sealed.

Mr. Sanchez asked that this compliance was in accordance with (TABC) guidelines.

Mr. Cervantes confirmed.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the conditional use permit request. Mr. Villareal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:54 p.m.

Ended: 6:02 p.m.

Item #7

Conditional Use Permit:

**The Sale & On-site Consumption of Alcoholic Beverages and
BYOB for an Event Center – Monster Warehouse,
Being all of Lots 7, 8, & 9, Block 184, Original Townsite of
Mission Subdivision
Located at 401 W. 11th Street.
(C-4)
Rafael Mendez dba Monster Warehouse, LLC**

Mr. Cervantes stated the subject site is located along the North side of W. 11th Street approximately 170 feet East of Kika De La Garza Street. Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center requires the approval of a conditional use permit by the City Council. The applicant proposes to apply for a conditional use permit for the Event Center and to be allowed the selling and consumption of alcoholic beverages and to be allowed BYOB events. The hours of operation are as follows: Every day from 12:00 p.m. to 1:00 am. Staff: 5 employees. Parking: The applicant is providing 25 parking spaces within the event center property and is proposing 22 additional parking spaces in a property across the street. Even though the total parking of 47 would allow a maximum occupancy of 141 people, the applicant is proposing a maximum occupancy of 120 based on the requirements of the licensed security officer ordinance. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1) Approval for one (1) year to continue to assess this operation; 2) Hours of operation are every day from 12:00 p.m. to 1:00 a.m.; 3) Maximum occupancy is 120 people; 4) Must comply with the noise ordinance; 5) CUP is not transferable to others; 6) Must have security cameras inside and outside with a minimum 30-day retention; 7) Must comply with all City Codes (Building, Fire, Health, Sign, etc.); 8) Must comply with TABC requirements; 9) Must obtain a business license; 10) Must have a minimum of two (2) Level II licensed security officers from 8:00 p.m. to 1:00 a.m. for all events, or as required in Section 1.56, Subsection 3 of the Code of Ordinances; 11) BYOB establishments must not exceed three (3) calls for emergency categorized as major disturbance within any 90-day period; 12) Must place "No alcohol beyond this point" signs at every exit and in the parking lot; and 13) The applicant, or a representative of the applicant, must be present for all events.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

Mr. Rafael Mendez stated that he runs the establishment, which caters to a clientele aged 45 and older, fulfilling a prominent community need. He noted that the venue will feature comedians and local musical acts performing genres ranging from Tejano and country to Latin rock. Mr. Mendez described the property as an exceptional venue unique to the Rio Grande Valley, adding that it serves as an asset to both the Valley and the City of Mission. He further explained that the site had been an abandoned, excavated location since 2019, but has now been revitalized, drawing positive feedback from the surrounding neighborhood. He concluded by stating that there is widespread community support and demand, and businesses are ready to coordinate operations with them once open.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

Mr. Sanchez asked how the dual-track system works regarding the sale of alcohol alongside a (BYOB) policy. He further inquired whether this arrangement is strictly regulated by the (TABC) and how it involves alcohol compliance.

Mr. Cervantes explained that they are obtaining a TABC license, but noted that a renter might occasionally want a BYOB setup. He clarified that the arrangement depends on the specific situation, as the operators themselves want to sell beer and wine for some events, while other occasions would vary based on the preferences of the person renting the venue.

Mr. Mendez clarified that the venue will operate as both, explaining that some businesses will open up for live music events.

Mr. Sanchez asked for clarification on whether the venue would host events and sell its own alcohol during those specific functions.

Mr. Mendez confirmed that the venue would host events and sell its own alcohol during those functions.

Mr. Sanchez asked for clarification on whether a renter would have the option to either purchase alcohol from the venue or bring their own beer and wine.

Mr. Mendez confirmed that renters would have that option, noting that all arrangements must strictly follow the guidelines established by the (TABC).

Mr. Alaniz noted that the venue currently does not possess a TABC license.

Mr. Mendez explained that they do not currently have the license because they are waiting for the city to approve the TABC application.

Staff stated that they are obtaining a TABC license and BYOB.

Mr. Alaniz asked for confirmation that they are obtaining a beer and wine license.

Ms. Thompson raised questions about the parking availability, to which Mr. Cervantes confirmed that additional parking would be located across the street.

Ms. Thompson noted that the venue capacity is 120 people and asked for the city's required parking minimum for that capacity.

Mr. Cervantes began explaining that they would have 25 spaces.

Mr. Mendez clarified that they currently have 25 parking spaces and plan to add 22 more.

Mr. Cervantes explained that based on a ratio of three people per parking space.

Mr. Sanchez calculated that the requirement would be 40 spaces, meeting the city's minimum.

Ms. Thompson asked if Mr. Mendez owns the property intended for the additional parking.

Mr. Mendez confirmed that it is his business partner.

Ms. Thompson then inquired about the ownership of the warehouse across from the venue.

Mr. Mendez identified the owner as J Valdez Property Holdings LLC.

Ms. Thompson asked where the occupants of that warehouse currently park.

Mr. Mendez replied that the building is vacant.

Ms. Thompson asked for clarification on its vacancy, which Chairwoman Izaguirre confirmed, pointing out the specific concrete warehouse on the visual layout.

Ms. Thompson asked if there is a gym operating inside that building.

Mr. Mendez clarified that the gym is actually located two buildings to the right, in the far-right structure. He explained their parking setup, noting that they utilize a parking lot marked by an arrow on the layout where basketball and volleyball trainees park.

Ms. Thompson questioned if those gym attendees are currently parking on Mr. Mendez's site.

Mr. Mendez clarified that they park in their own designated spaces, specifically pointing out an area where three cars were visible on the top right of the layout.

Chairwoman Izaguirre concluded that they should grant one approval for the "Monster" event, noting that the venue will have sufficient parking, which Mr. Mendez confirmed.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the conditional use permit request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:02 p.m.

Ended: 6:03 p.m.

Item #8

Conditional Use Permit:

**A Coffee Shop – Gray Avenue Coffee,
Being Lot 1, Bannworth Business Center Subdivision
Located at 1821 N. Shary Road, Suite 8
(C-2)
Grecia Ramirez**

Mr. Cervantes stated the subject site is located along the West side of Shary Road between Village Drive and Mulberry Street. Per the Code of Ordinance, a Restaurant in a C-2 zone requires the approval of a Conditional Use Permit. The applicant is leasing a 1,180 sq. ft. suite and is proposing to open a Coffee Shop. The Coffee Shop will offer both sit-down and to-go services. Access to the site is via a 30' access driveway off of Shary Road. The hours of operation are as follows: Monday – Wednesday, 6:30 a.m. to 6:00 p.m.; Thursday, closed; Friday, 6:30 a.m. – 6:00 p.m.; Saturday,

8:00 a.m. to 7:00 p.m.; Sunday, 8:00 a.m. – 3:00 p.m. Staff: 2 employees per shift. Parking: There are a total of 51 seating spaces proposed, which require 17 parking spaces (51 seating spaces/3 = 17 parking spaces). It is noted that the parking area is held in common; there are 48 existing parking spaces shared with other businesses, thus meeting code. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1) 1 year re-evaluation to continue to assess this new operation; 2) Must comply with all City Codes (Building, Fire, Health, etc.); 3) Acquire a business license prior to occupancy; 4) CUP is not transferable to others; and 5) Hours of operation: Monday – Wednesday, 6:30 a.m. to 6:00 p.m.; Thursday, closed; Friday, 6:30 a.m. – 6:00 p.m.; Saturday, 8:00 a.m. to 7:00 p.m.; Sunday, 8:00 a.m. – 3:00 p.m.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

Ms. Grecia Ramirez is the applicant who wants to open a coffee shop located directly in front of a park to attract a large volume of people. As a runner with personal experience in running clubs, she envisions creating a community-focused third space. Her background includes nine years of working with coffee, a field she loves deeply. She aims to provide a welcoming environment where individuals can work, relax, study, and connect.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the conditional use permit request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:03 p.m.

Ended: 6:04 p.m.

Item #9

Conditional Use Permit:

**A Commercial Warehouse - Central Kitchen
Being the West 60 feet of the West 250 feet of
the South ½, Block 6, Citriana Heights Subdivision,
located at 221 Del Mar Street
(C-3)
Crown Point Construction**

Mr. Cervantes stated the subject site is located at 221 Del Mar Street. Per the Code of Ordinance, a Commercial Warehouse in a C-3 zone requires the approval of a Conditional Use Permit. The applicant is proposing to build a Commercial Warehouse for Local Distribution for the La Ganadera Meat Market. This project will be a 1-story building measuring a total of 4,000 square feet. There will be 9 parking stalls (2 designated as handicapped) allocated to this development. Landscaping is to

comply with the City's regulations and code ordinances, and a lighting plan has been reviewed so that nearby residential properties will not be affected. The hours of operation are as follows: Monday through Friday from 8:00 a.m. to 5:00 p.m. Staff: 4 employees. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (15) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff Recommendation: 1) Life of use permit with the understanding the permit can be revoked for non-compliance; 2) Must comply with all City Codes (Building, Fire, Health, etc.); 3) Acquire a business license before occupancy; 4) CUP is not transferable to others; 5) Hours of operation: Monday through Friday from 8:00 a.m. to 5:00 p.m.; and 6) Must comply with the noise ordinance.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the conditional use permit request. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:04 p.m.

Ended: 6:04 p.m.

Item #10

Conditional Use Permit:

**To allow a Convenience Store and
Fuel Station – 7 Eleven
Being Lot 1, Yucca Crossing Subdivision (U/R)
located at the Southwest corner of N. Conway
Avenue and Mile 2 Road
C-3
Conway Mission Retail Partners, LTD,
Conway Mission Retail GP, LLC,
c/o Jamie Hora, P.E. - Bowman Engineering**

Mr. Ramirez stated the site is located at the Southwest corner of N. Conway Avenue and Mile 2 Road. Pursuant to Section 1.43(3)(B) of the City of Mission Code of Ordinances, a Gasoline service station or retail outlets where gasoline products are sold require the approval of a conditional use permit by the City Council. The applicant is proposing to construct a 4,746 square foot building for a convenience store where the sale of gasoline will be made available. As shown in the site plan, two (2) 20' driveways are proposed; one along Conway Avenue and one along Mile 2 Road. It is noted that all setbacks are being met. The proposed hours of operation are as follows: 24 hours a day, seven days a week. Staff: 10 employees. Parking: Based on the size of the building, there are 19

parking spaces required by code. The applicant is proposing to have 2 designated handicap parking spaces and 43 regular parking spaces, for a total of 45 parking spaces, thereby exceeding code by 26. The applicant will be complying with the landscaping requirements. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (5) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommendation: 1) Life of use with the understanding that the permit can be revoked due to non-compliance; 2) Must comply with all City Codes (Building, Fire, Health, Landscaping, Signs, etc.); 3) Hours of Operation are 24 hours a day seven days a week; 4) Acquisition of a business license before occupancy; 5) CUP is not transferable to others; and 6) Wet zone property.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

Mr. Alaniz asked about the construction start date following potential approval.

Mr. Cervantes indicated that the construction timeline is moving quickly. He noted that the project was scheduled to go before the City Council on August 25th, with a projected start in September. He added that the company has already purchased the property and completed the initial land clearing.

Mr. Alaniz stated that the area is currently very congested due to extensive construction on both sides of the road.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the conditional use permit request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:04 p.m.

Ended: 6:06 p.m.

Item #11

Conditional Use Permit:

**To allow a portable building for office use
AM PM Roadside & Recovery LLC
Being Lot 4, Henry Saenz Subdivision
located at 1519 E. Expressway 83
C-4
AM PM Roadside & Recovery LLC**

Mr. Ramirez stated the site is located at the Southwest corner of N. Conway Avenue and Mile 2 Road. Pursuant to Section 1.43(3)(B) of the City of Mission Code of Ordinances, a Gasoline service station or retail outlets where gasoline products are sold require the approval of a conditional use

permit by the City Council. The applicant is proposing to construct a 4,746 square foot building for a convenience store where the sale of gasoline will be made available. As shown in the site plan, two (2) 20' driveways are proposed; one along Conway Avenue and one along Mile 2 Road. It is noted that all setbacks are being met. The proposed hours of operation are as follows: 24 hours a day, seven days a week. Staff: 10 employees. Parking: Based on the size of the building, there are 19 parking spaces required by code. The applicant is proposing to have 2 designated handicap parking spaces and 43 regular parking spaces, for a total of 45 parking spaces, thereby exceeding code by 26. The applicant will be complying with the landscaping requirements. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (5) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommendation: 1) Life of use with the understanding that the permit can be revoked due to non-compliance; 2) Must comply with all City Codes (Building, Fire, Health, Landscaping, Signs, etc.); 3) Hours of Operation are 24 hours a day seven days a week; 4) Acquisition of a business license before occupancy; 5) CUP is not transferable to others; and 6) Wet zone property.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

Mr. Keith Mora introduced himself as the renter, not the owner, of the business currently occupying the property. He stated that his team has been pushing hard and making progress toward securing a permanent structure, though they face challenges communicating with the owner through an intermediary, Anna's Sign. He emphasized that his ultimate goal during his six-year tenure has been to establish a permanent structure. He noted that his company has been in business for ten years with a clean record and rarely requires police assistance. He expressed a strong desire to remain in the City of Mission, mentioning that his entire extended family lives there and loves the city, particularly due to its accessible location off the expressway. Mr. Mora affirmed that he is not opposed to any recommendations or requirements from Mr. Cervantes and his department, and is willing to pay out of pocket to meet them. He explained that previous difficulties in building a permanent structure stemmed from the fact that he cannot build on property he does not own without risking removal by the landlord. While he continues to work toward a permanent structure, he is prepared to cover the costs to bring the current temporary structure up to city requirements, provided the modifications fall within his legal reach as a tenant.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Garza moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

Mr. Cervantes confirmed that the city has an ordinance in development to eliminate portable buildings as a conditional use within C2, C3, and C4 commercial zones. He noted that the City Council no longer wishes to process conditional use permits for these types of structures. Under the new rules, existing portable buildings will be phased out through removal or by constructing a concrete skirt around the base of the building. Any newly proposed portable buildings will also be required to include this concrete skirt to be permitted.

Chairwoman Izaguirre asked for clarification regarding the meaning of a concrete skirt.

Mr. Cervantes explained that the concrete structure is meant to enclose the base of the building. He pointed out the white section of the building as an example, noting that it could be built with a concrete finish all the way around.

Chairwoman Izaguirre asked if that modification was supposed to make the structure permanent.

Mr. Cervantes stated that the determination is ultimately decided by the City Council.

Ms. Thompson questioned the rationale behind granting a two-year timeframe to complete that requirement.

Mr. Cervantes explained that the two-year timeframe matches the duration of the permit. He added that they have the option to complete the requirement immediately or wait for two years.

Chairwoman Izaguirre inquired about the total number of similar structures currently in the city. She expressed a belief that it is consistently the same few applicants returning for approvals.

Ms. Thompson asked if that specific applicant or business had been before the Council previously.

Mr. Cervantes confirmed that they had been there before, but explained that the permit expired, which is why it had not been coming back recently.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the conditional use permit request. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:06 p.m.

Ended: 6:13 p.m.

Item #12

**Conditional Use Permit
Renewal:**

**To allow a Mobile Food Unit – Martha's Burgers & More
Being the West ½ of Lots 7 & 8, Block 176
Mission Original Townsite Subdivision
located at 307 W. Tom Landry Street
C-4
Martha Avitia**

Mr. Cervantes stated the site is located 75 feet West of N. Perkins Avenue along the North side of W. Tom Landry Street. Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Unit requires the approval of a conditional use permit by the City Council. This business has been in operation since September 24, 2025. The last Conditional Use Permit was approved by the City Council on August 20, 2025, for a period of one year. The hours of operation are as follows: Monday through Thursday from 11:00 a.m. to 10:00 p.m.; Saturday from 5:00 pm to 12:00 a.m.; and Sunday from 5:00 pm to 10:00 pm. Staff: 3 employees. Parking: The site has 9 parking stalls and 5 additional parking stalls with written approval behind the West Side Liquor Store to use their parking lot in case of any overflow. Staff notes that this property is located within the Mission Central Business District, thus exempt from parking requirements. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (19) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure

that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff Recommendation: 1) Approval for a 2-year term to continue to assess this mobile food unit; 2) Continue to comply with all City Codes (Building, Fire, Health, etc.); 3) Hours of operation are: Monday through Thursday from 11:00 a.m. to 10:00 p.m.; Saturday from 5:00 p.m. to 12:00 a.m.; and Sundays from 5:00 p.m. to 10:00 p.m.; 4) Continue to comply with the noise ordinance; and 5) CUP is not transferable to others.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

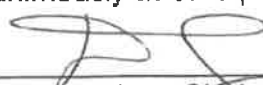
There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the conditional use permit renewal request. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

ITEM#13

ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to adjourn the meeting. Mr. Sanchez seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:13 p.m.



Diana Izaguirre, Chairwoman
Planning and Zoning Commission